



HOUSING IN BOSTON

BOSTON ARCHITECTURAL CENTER



HOUSING IN BOSTON

Planning Department
Boston Redevelopment Authority
July, 1967

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INTRODUCTION

Seven years have passed since comprehensive data on the housing supply of Boston was surveyed by the 1960 Federal Census. It is the purpose of this housing study to update existing housing data, to describe changes that have occurred in Boston's housing market between 1960 and 1966, and to review the effects that Boston's development program had and will have on the housing supply of the City.

Special efforts were made to relate all data to Boston's individual neighborhoods. The City was therefore statistically divided according to its in-town areas as defined by its 10 GNRP study areas, the West End, and Beacon Hill and outlying areas, as defined by its 6 Improvement Areas. Data is also organized and analyzed according to the City's 11 Urban Renewal Project areas.

Limitations in up-to-date, 1966 data have restricted the scope of this study. For example, definitive vacancy rates and the number of substandard housing units in 1966 are difficult to calculate because of inadequate data. Nevertheless, trends are reported based on current information obtained from the Boston Building Department, the Boston Housing Authority, the Boston office of the Federal Housing Administration, the State Population Census, and the Boston Redevelopment Authority.

The findings which are outlined in the Summary are presented in greater detail in the study itself. Simply stated, however, housing changes evident between 1960 and 1966 occurred during a period in which the renewal projects were just being initiated. Aside from the West End Renewal Project, the earliest residential renewal project in Boston was Washington Park, which was approved in 1963. Most other residential projects have been in execution for less than six months to a year. Nevertheless, the impact of Boston's development program on the housing supply is already being felt and is to

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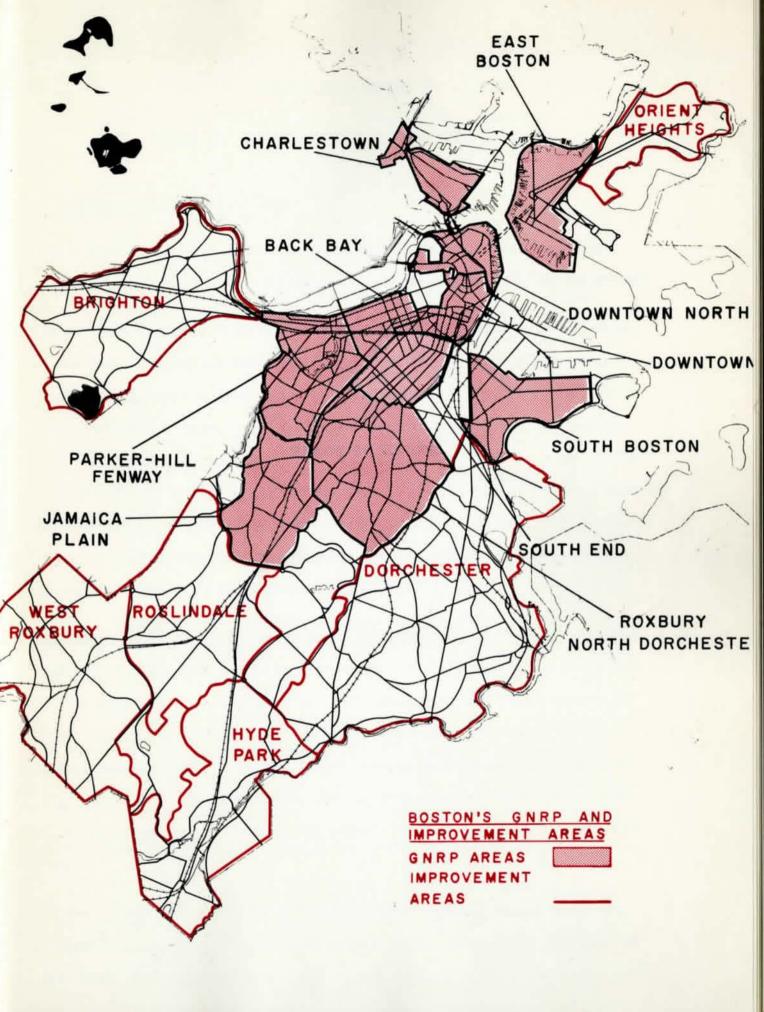
Between 1960 and 1966, the new, moderate income housing that was constructed, the housing abandonment, the population losses in the in-town areas of the City, the increasing vacancies, and the construction of middle and upper income dwellings, have been the most significant changes affecting the housing stock.

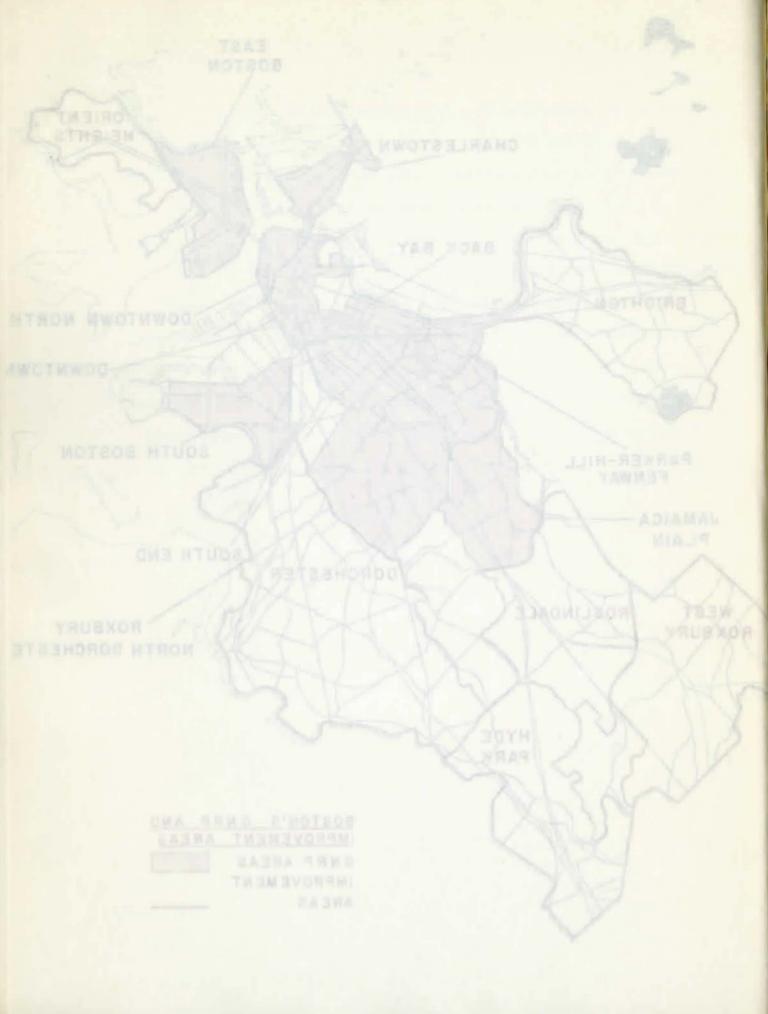
In the next seven years, Boston's development program will result in a substantial increase of new low, moderate, and middle income housing in the City; a large portion of the City's existing housing will be upgraded through rehabilitation; and the rehousing needs of displaced families and individuals will be easily accommodated within the City's total housing supply.

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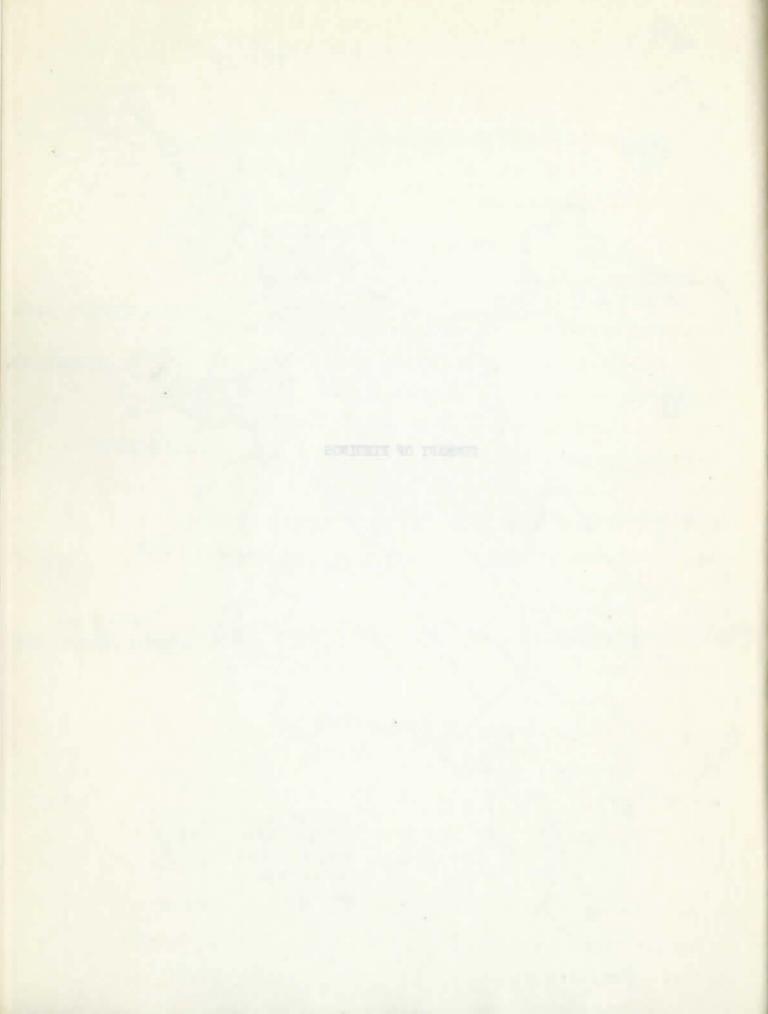
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SUMMARY OF FINDINGS



Summary of Findings

PART I -- HOUSING CHARACTERISTICS, 1960-1966

A Residential Construction Boom

Since 1960, the City of Boston has been coming out of the housing slump which occurred after 1954. A housing boom is in fact clearly in the making.

The Building Department reports that building permits for 26,000 new dwellings have been applied for since 1960. Permits for about 23,000 units were actually approved and about 10,000 of these units have already been built and are occupied. This volume of activity compares favorably with the 1954 to 1960 period when permits for only 5,000 units were applied for. Before 1954, in the seven-year period from 1947 to 1953, we find that building permits for approximately 20,000 dwellings were applied for. What we see then, is that current residential building volumes have regained and may be exceeding those of the 1947 to 1953 period.

The types of housing built between the three periods, 1947-1953, 1954-1960, and 1961 to 1966 have varied considerably. In the late 40's and early 50's the private housing constructed was predominantly single family houses in the outlying parts of Boston. During the same period, the City's large public housing projects such as Columbia Point and Mission Hill Extention were also built. In fact, Public Housing accounted for almost 40% (about 7,900 dwellings) of all residential permits applied for between 1947 and 1953.

In the second half of the 50's, the nationwide economic recession as well as local conditions severely constricted Boston's residential construction activity. Some single family house construction continued. Both the

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1954 Congressional cut in public housing appropriations and very strong local opposition to additional massive public housing projects caused this radical reduction in building permits for low income housing. Three-hundred and four dwellings of the total 5,000 units applied for between 1954 and 1960 were for public housing, built as smaller sized developments for the elderly.

Between 1961 and 1966, some major new trends in housing construction have become evident. Middle and upper income rental multi-family housing rather than sales housing accounted for the largest volume of new construction and building permits. This multi-family construction was most frequently built in 20 to 50 unit apartment houses in the outlying-improvement areas of Boston. The rental experience of the Charles River Park housing development in the West End and of 330 Beacon Street in the Back Bay has clearly demonstrated a strong demand for luxury, high-rise apartments in Boston's in-town areas. Recently constructed or under construction are numerous other middle to upper income housing developments such as those in the State-aided Whitney Street project in the Fenway, the Jamaicaway in Jamaica Plain, Prudential Tower in the Back Bay, and the Tremont-Mason building in the Central Business District. All told, of the 23,000 dwelling units with building permits issued since 1960, 7,700 or about 40% of the housing is being constructed in the in-town areas (in GNRP areas and in the West End and Beacon Hill) of the City with most of this being middle and upper income apartments. Of the total 10,000 units actually built and occupied in the whole City since 1960, 8,000 or 80% were privately built. middle and upper income developments.

Since 1960, only 628 units or 6% of the total housing constructed and occupied

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was low income public housing for the elderly. No low income public housing for families has been built in Boston since 1954.

One of the most significant recent trends has been the creation of one thousand units (10% of all the housing recently constructed and occupied) of new moderate rental 221(d)3 housing. This type of FHA financed below market interest rate housing is designed for families who have incomes slightly above those needed to qualify for public housing. Since these moderate income families cannot afford the cost of new private housing, the 221(d)3 program has tapped a heretofore unmet housing demand. At the opening of the 84 units of Marksdale Gardens, the first moderate rent 221(d)3 development in Boston, over 1,500 families applied for admission. This extraordinary demand is now being met by the additional units already constructed and/or being rented. Another 3,000 to 4,000 (d)3 units were in advanced planning and design.

Boston's renewal program has been a significant factor in the production of new housing. Approximately 3,500 units or 35% of the total new housing built and occupied since 1960 was constructed in renewal projects such as Washington Park and the West End.

The 1966 national mortgage money shortage has probably reduced the number of recent building starts in Boston, and particularly adversely affected the construction of single family homes. However, the current loosening of credit, plus the momentum of Boston's renewal program will maintain, if not accelerate, the pace of new housing construction in this city for the next few years.

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Housing Losses

Boston's supply of 238,000 dwelling units has remained constant in number since 1960, although there have been shifts in the quality, costs, location and availability of such housing as a result of demolitions, mergers, conversions, new construction, population changes, and other market forces. Since 1960 about 13,000 dwellings were demolished in the City. These demolitions occurred almost exclusively in the City's in-town areas -- 80% of the demolitions were concentrated in Roxbury-North Dorchester, the South End, and the West End. The housing that was removed was mostly substandard and low rental. Less than half of the domolitions were related to renewal actions and many of the demolished units had already been vacated through natural attrition and property abandonment.

Declining Population

The City's low cost housing inventory has been reduced through demolition since 1960; but during this same period, approximately 56,000 persons left the in-town (GNRP) areas of the City, and the outlying Improvement areas gained population by some 15,000 persons. The net loss of 41,000 persons to the whole City, or an estimated 14,000 families moving out of the City, cannot be explained by housing losses. The 10,000 new units constructed and the other 3,000 which were created through conversions, equal the number of housing units which were removed.

Decrowding and a reduction in the average family size may be one result of population loss; but what is also likely to have occurred is a substantial increase in vacancies in the City's existing housing supply.

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of population tone; but what is also intend to have required in a sub-

Higher Vacancies

In 1960 nearly 4% of the City's housing was vacant and available for occupancy and another 2% was vacant but unavailable. The findings of this study indicate that these vacancy rates have probably increased, although the characteristics of such vacancies may be quite similar to those found at the time of the 1960 census. Vacancies tend to be concentrated in the City's poorest neighborhoods and many of these dwellings are in substandard condition and unsuited for occupancy. Vacancies are almost all found in rental housing. In 1960, less than 600 dwellings, or less than 1% of the 62,000 owner occupied units in the city were vacant and available as compared to 8,700 units or over 5% of the 172,000 rental units.

Available vacancies were mostly in small sized apartments (0-1 bedroom) with vacancies suitable for large families being very scarce and forty percent (40%) of all vacancies were located in the South End and Roxbury-North Dorchester.

Vacancies and vacancy rates are considered by most experts to be one of the most sensitive measures of housing availability and supply. The fact that Boston's vacancies are increasing indicates improvement in the local housing situation. On the other hand, the poor condition, undesirable locations, and the rental nature of such vacancies point to the need for further improvements.

Building Conditions

In 1960, 21% or 50,000 of the City's 238,000 dwellings were in substandard condition and over 40,000 of these substandard units were situated in in-town GNRP areas. It is interesting to note that 20% of rental occupied

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In 1960, Fig. 20 50,000 of the City,000 dayling were in 1960, and the real lines of the confidence of

housing was in substandard condition, whereas only 10% of owner occupied housing was substandard. The common belief that home owned housing is kept in better condition than rental housing is clearly borne out by 1960 census statistics for Boston.

Demolitions have reduced the amount of substandard housing in the City, yet, the continuing aging and deterioration of some housing and neighborhoods may be creating additional substandard conditions. Statistical sources were not available to be used for measuring the rate of housing deterioration nor the effects that publicly-aided and private rehabilitation, repairs, and home improvements may have had on housing conditions over the past six years.

The Minority Housing Market

In 1960 almost 50% of Boston's non-white families were living in substandard housing as compared to only 12% of white families. The high proportion of non-whites living in bad housing is in part a reflection of low income. In absolute numbers there are actually more whites living in substandard housing (30,000 families) than non-whites (10,000 families). Racial segregation is probably still a major factor responsible for the heavy concentration of Negro families in the South End and Roxbury living in substandard conditions.

Since 1960 the housing demolitions, the relocation of 2,300 families and individuals from the Washington Park area into standard housing and the construction of over 1,000 new dwellings in the Washington Park area has improved minority housing conditions. Yet, definitive statistics on the

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non-white housing situation would have to take account of Negro migration patterns, the local rate of housing deterioration and the rental and the current cost structure of minority housing. Such data is not now available.

Housing Costs

According to the Bureau of Labor Statistics, rents in Boston's Metropolitan area have increased some 16% since 1960. It is difficult to determine how such rent increases have affected the City of Boston's housing stock, how such rent increases vary between neighborhoods, and how trends in rentals relate to increases or decreases in the purchasing power of Boston's families.

Home economists and housing experts generally agree that families should not pay more than 20% to 25% of their income for rent. In 1960 it was apparent thay about 60,000 families or nearly 40% of Boston's renters paid over one-fourth of their income for rent and as many as 38,000 of these families paid more than 35% of their income for rent. Almost half of the families living in rental substandard housing and 37% of those in rental standard housing paid more than a quarter of their income for rent. The large number of families who pay rentals in excess of what they can afford testify to Boston's shortage of decent housing at costs people can afford. This report estimates that if standard housing were to have been provided in 1960 at rents that all of Boston's families could afford (25% of income), the City's 50,000 substandard dwellings would have had to be brought up to standard condition. The rents of both half (25,000) of the substandard units as well as another 47,000 standard units would have had to be reduced in order to be within the means of the occupants.

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PART II

THE EFFECT OF BOSTON'S DEVELOPMENT PROGRAM ON THE CITY'S HOUSING STOCK

Upgrading Substandard Housing Through Renewal

When Boston's development program was first formulated in 1960, ten in-town GNRP study areas were delineated and Mayor Collins called for "a large-scale urban renewal program with the accent on neighborhood rehabilitation rather than clearance." These ten GNRP areas contained 130,000 dwellings, more than half of the City's 238,000 units.

By 1966, eleven Federally-aided urban renewal projects had been approved.

These projects contained a total of 47,000 dwellings -- 20% of the City's total housing. More than 19,000 of these dwellings were in substandard condition in 1960 and the upgrading of these dwellings through the renewal process will alleviate 40% of the City's substandard housing conditions.

Untreated Substandard Housing in GNRP and Improvement Areas

The Improvement Areas and GNRP areas outside of urban renewal projects contained 31,000 or 60% of the City's substandard housing. These areas and particularly their sub-areas, with concentration of blight, do not yet benefit from special rehabilitation, new construction, or property improvement programs which can effectively eliminate substandard conditions. Thus, in 1966 Boston still has a serious need for new programs in GNRP and Improvement Areas. The city has recently applied for funds to undertake a Federally-aided Code Enforcement Program in the western

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the Markey and the stigment program we first formulated in 1950, and in-town that ready areas were delicerated and Mayor Colline called for "a large-wealt when remaind program with the accept on action collines than characters." These has large areas contained 150,000 details, note than half of the City's 258,000 units.

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part of Jamaica Plain and in the Field's Corner-Ronan Park section of Dorchester. Planning funds for the new Model Neighborhood Program for the Roxbury GNRP (Excluding Washington Park) and contiguous parts of Jamaica Plain and Dorchester have also been requested. If approved, these new Federal programs would encompass 34,500 dwellings of which 11,700 units were considered substandard in 1960.

What we see then is that Boston has been extending Federally-aided urban improvement programs to cover more and more parts of the City. The housing components of these programs are designed to stimulate the flow of mortgage money and credit into the community at favorable terms through special FHA mortgage insurance, rehabilitation grants, technical assistance, and direct, below-market interest loans. As part of these projects, comprehensive plans for the overall improvement of each neighborhood are required. However, neighborhoods which are not in renewal projects or in approved code enforcement areas are not eligible for most of the special loans and rehabilitation aides, even if their need for such assistance is great. The Federal project-by-project approach to revitalizing the City still leaves many neighborhoods unassisted.

New Housing Constructed and to be Constructed Through Renewal

Approximately 8,000 families and individuals have and will be relocated due to urban renewal activities since 1960. At the same time, 16,00 to 17,000 new dwellings are and will be constructed and 32,000 rehabilitated through urban renewal. As of 1966, about 6,000 families and individuals remain to be relocated and 13,000 to 14,500 new units of housing to be

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constructed. These figures illustrate how renewal plans will provide a surplus of new housing over that cleared and help rehabilitate a vast amount of existing housing.

The new housing constructed will be for low and moderate as well as for middle and upper income families. A major objective of Boston's General Plan is to restructure the City's neighborhoods so that they house a diversity of income groups with a social composition similar to that of the greater Boston region. Consequently, the new housing that is planned in urban renewal projects will consist of more moderate, middle and upper income residences in these neighborhoods than heretofore existed.

Low Rent Public Housing

At least 1,500 to 1,600 new units of low income public housing will be constructed in renewal projects. The slow pace of public housing construction over the past ten years will be speeded up by the plans and pressures of urban renewal. More than half of the Boston Housing Authority's 1,500 units now in construction or advanced planning are located in renewal projects.

Nevertheless, public low income housing even as planned in renewal projects is primarily for the elderly (only 300 to 500 units of family public housing are thus far planned in Renewal Projects). The renewal program is relying most on the City's existing housing, on rehabilitation and, on the new rent subsidy programs for the provision of new and improved low rent family housing.

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The see bounding constructed will be for low and moderate as well as for middle and upper topour families. A sailor objective of Boston's for middle and upper topour the ofty's originarized to that they residently a southing a southing to the their they are independently as a southing a southing to the their their things with a southing ampointment to that the upwinds boston region. Consequently, the see bounding that is planted in myber tensors and projects will countrie of more moderate, aligned.

Low Start, Public House, and

At least 1,500 to 1,600 mer units of low income public bounting will be constructed in removal projects. The slow pace of public housing construction over the pact ten peace will be speeded up by the place and presented of stan peace. More than half of the Boston Bouning Authority's 1,500 units now in construction or advanced placeting are located in removal projects.

However, positio has income housing even as planed in reserve projects in principly for the elderly (only 300 to 500 online of femily public bounting are thus for planed in Heavest Projects). The moseral program is relating near on the City's establishing housing, on relating to and, on the new rest endedly program for the provision of and improved low reactingly.

Moderate Rent 221(d)3 Housing

The major thrust of the renewal housing program has been to construct moderate income 221(d)3 housing. Such housing is usually sponsored by non-profit groups and rent can be as low as \$75/month, including heat and utilities, for a one bedroom apartment.

More than 7,000 221(d)3 dwellings are planned in renewal projects, and as of the writing of this summary (July, 1967) 1090 (d)3 units were constructed or under construction in the Washington Park project, and another 500 dwellings have been built and are occupied in the Castle Square development in the South End project.

Rent Subsidies

Rents in the 221(d)3 developments can be reduced for some low income families by using the new rent subsidy programs. Two basic rent subsidy programs, approved by Congress in 1965, are now being put to use in Boston. These are the Rent Supplement programs administered by the Federal Housing Authority (FHA) and the Leased Housing Program (sometimes referred to as "Instant Housing") administered by the Boston Housing Authority (BHA).

The Rent Supplement program enables FHA to subsidize the rentals of low income families in new or rehabilitated housing, financed with market interest rate 221(d)3 mortgages. The Leased Housing program enables the local housing authority (BHA) to lease standard dwellings in old, as well as new housing and to subsidize the rentals for low income families.

The enjoy throat of the reason having program has been to resident of a marketing and another throat traces of the second of the

Mare then 1,000 SEL(A)3 decilings are planted in resewal projectal and as of the writing of this customers (July, 1967) 1090 (A)3 onthe sees constructed or under construction in the Weibington Ferk project, and auction; 500 decilings have been built and are complete in the Castle Square Resolutions in the Sastle Square Resolutions in the Sastle Square Resolutions.

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Henry in the CEI(4); developments one be reduced for some low instant functions by nature by nature the new year schooldy progress. Two basic rest schoolsy progress, approved by Congress in 1965, are now being per to use in Boston. These are the limit Supplement progress administrated by the Peterst Housing Authority (1918) and the Lean Southern Southern Southern to use the Southern Sout

The last Supplement program and in all the last of the residence of the residence of the second state of the second secon

Prior to the enactment of these federal subsidy measures, forty dwellings in the Marksdale Gardens, Academy Homes, and Charlame Gardens (221(d)3 developments (built in Washington Park) were subsidized as an experimental demonstration.

Rent Supplements

Boston's first FHA Rent Supplemented units are now under construction.

This is Charlame II, a 221(d)3 development in Washington Park with 38 dwellings. Another 360 dwellings in 15 buildings, located in the Washington Park renewal project and in the Roxbury-North Dorchester area, are currently being rehabilitated by Maurice Simon and Insoft Reality Corporation, and all 360 units will be rent supplemented. This developer and realty corporation expect FHA approval for an additional 400 dwellings which they also propose to rehabilitate with 221(d)3 financing and have supplemented for low income families. All told, at least 800 FHA rent supplemented units can be expected to be created in Boston in the coming year or two.

The Federal House of Representatives has recently voted against funding the Rent Supplement program beyond present commitments. The Senate may vote to restore these funds and a compromise could be worked out; but even if the supplement program is killed for the near future, the Leased Housing program was funded and will continue to provide for low income subsidies.

Leased Housing (Short Term)

In October of 1966, Boston's City Council authorized the Boston Housing
Authority to obtain funds for leasing 1,000 dwellings for low income families.

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This is Continue II, a 221(d); development in Suchiagnes last with the desiration.

The last receive 360 deviliage in 15 buildings, located in the Statistics, for the Statistics, and the Statistics, and the Statistics and Insufficient area, and entire the statistics of the Statistics and Insufficient and sailty and all 360 mains will be read supplemented. This developer and sailty comparation ampact list approval for an additional 400 deviliage which they also propose to relativities with (21(d)) Claminston and have supplemented for include the translation and the supplemented for the special to be created in Scatter in the country year or two.

The Petersh House of Depresentatives has recently voted agitud finding the Seath of the Seath of the Seath of the Seath of the seath to revice these finds and a compressive could be writed out; but even if the supplement progress to Milled for the near future, the least divising progress was funded and will constant to provide the law has law in the law of the provide the law in the law in the law of the provide the law in th

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In Occasion of 1955, Poston's City Council authorized the Boston Bousing Authority to chiefs for leading 1,000 destitues for leading for leading to the law tensors facilies.

To date, 130 dwellings have been leased by the BHA (fifty of these in the new 221(d)3 housing in South End's Castle Square).

Long Term Leasing

Another new method of creating low rent housing is available through the long term leasing provisions of Section 10C of the Housing Act of 1964. Under this Section, Housing Authorities can purchase or lease dwellings from private owners for terms from 10 to 40 years. The Boston Housing Authority has recently used this program to enter into an agreement with St. Joseph's Church (the sponsor of 140 unit 221(d)3 development in Washington Park) to lease 52 dwellings for low income families.

Middle and Upper Income Housing

Between 6,500 and 7,000 new dwellings for middle and upper income families are planned in renewal projects. Four renewal projects -- the West End, the Fenway, the Central Business District (CBD), and the Waterfront will contain all of these higher rent residences with the exception of 400 dwellings to be built in the South End and South Cove.

These new housing developments are generally high rise apartment buildings designed for centrally located in-town living and built on high value land.

Sales Housing and Home Ownership

Only 350 to 450 dwellings are planned to be constructed for sale (home

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ownership) in renewal projects. This small number of units programmed for home ownership is related to the in-town location, high density, and rental nature of renewal neighborhoods. Only 5,000 units out of the total 47,000 in renewal projects were home owned. Some renewal projects such as the Waterfront, the West End, the CBD and the Fenway are clearly unsuited for home ownership housing while others such as Washington Park and Charlestown would benefit from an increase in home owners; however, the costs of constructing new single family detached or even row housing for sale are quite high. In the Washington Park project, Phalanx homes (now called Hilton Terrace) a 15 unit development of sales housing is currently under construction. These two and three bedroom homes will cost between \$17,000 and \$18,600 each with principal, interest and taxes costing between \$128 and \$143/month (with a 30 year, FHA 220 mortgage and \$2,000 downpayment).

Perhaps the most significant reason why more sales housing is not being built through renewal is that there are no federal or other financing programs which would reduce monthly costs (using below market interest rates and long term mortgages or other forms of subsidy) to enable moderate and low income families to afford home ownership of new housing constructed in in-town areas.

Cooperatives

The 221(d)3 program does allow for cooperatives and many of the new dwellings built in Washington Park, the South Cove and the South End will be built and then turned over to cooperative ownership and management. Boston's first (d)3 cooperative is the 317 unit Academy Homes II development in Washington Park now being rented. Rents start at \$75/month for a one bedroom apartment and a total downpayment of \$178 is required for each apartment. A second cooperative will shortly be constructed in the South Cove and is sponsored by the Chinese community in the area.

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The CHI(A) program does which for enoperatives and many of the new does lines built in Machington Park, the South Cove and the South End will be
built and then farmed over to cooperative ownership and management. Doeston's
first (A)) cooperative in the 317 and a headensy Hours II development in
Vanhagine Park was being sensed. Meets start at \$75/month for a one bedroom apartment and a total development of \$170 is regulated for each spartness.
A crossed cooperative will shortly be constructed in the Bouth Cove and in

Rehabilitation

Over 3,700 dwellings have been or are now being rehabilitated through renewal assistance and almost 8,000 inspections have been completed. Yet, rehabilitation is a slow process. When dealing with homeowners, their individual financial means and special requirements and desires must be taken account of and the time consuming procedures of processing loans through local banks or through FHA and HUD are involved.

To date, private funds have actually been used in two-thirds of the rehabilitation work, most of which has taken place in the Washington Park project. It may well be that these private funds were used by the more affluent Washington Park homeowners who have been the first to fix up their residences. Lower income owners can now depend on direct 115 rehabilitation grants of up to \$1500 for homeowners who earn less than \$3,000 a year. Section 312 Loans now also enable owners to rehabilitate their properties with very favorable financing. Under Section 312, loans at the below market 3% interest rate for as long as 20 years are being made. Boston has more 312 loans and 115 grants than any other city in Region I, although these only total 124 loans and grants for 236 dwellings.

Over 170 property owners with 1,000 dwellings have financed their improvements using FHA's 220 mortgages for multifamily housing. Another 840 dwelling in multifamily structures are being rehabilitated in renewal projects using 221(d)3 financing.

Only 60 properties or 150 dwellings were rehabilitated using Conventional Bank Loans.

Over 2,700 desilings here here or are now being reinfilitated through
remark manifesting and almost 0,000 importions here been completel.

The reinfilitation is a size precess when desiing with homeowners must
their individual filescorial actual and appearing requirements and desires must
be based account of and the time communing procedures of processing
thereoff level basis or through NSA and RID are involved.

To date, private finis have actually been used in two-thirds of the rehabilitation with, most of which has taken place in the Schlegton Park project. It may well be then them them from were used by the mass efficient Manifeston but home per who have been the first to fix up their positions. Lever inspect who have been the first to fix up their positions. Lever inspect our represent on direct 115 resolutions then grante who care then then \$1,000 a year. Another 112 lease now also enable orders to position 112, lease that \$1,000 a year. Another with very favorable firstnessing. Under Gestion 112, lease at the polar named 31 invares to the force and lease and lease and lease and lease and lease and lease only total locate and grante for \$25 deals of the finish I, although these only total locate and grante for \$25 deals of Manifest I, although these only total locate and grante for \$25 deals and lease only total locate and grante for \$25 deals and locate.

Over 170 property owners with 1,000 dwellings have Financed wheir improvements using FUA's 250 mortgages for multifently honoring. Another 840 dwelling in multifently structures are being remobilirated in renseal projects soing SSL(d); Financing.

Only 50 properties or 150-builtings were rebublished union Described

Average rehabilitation costs were \$2,400 per unit, although the range of improvements varied from 115 grants which averaged \$1,000 each to major multi-family rehabilitation jobs. Rent increases and increases in carrying costs due to rehabilitation also varied from no increase up to 10% and 30% rent increases depending on the extent of the work done.

Boston's Development Program Outside of Renewal

The primary component of Boston's Development Program til recently has been urban renewal projects which affect the in-town areas of the city most directly. Code Enforcement and the Model Cities program are new tools although in Boston, these programs are awaiting Federal funding.

Housing outside of renewal projects and particularly in the City's Improvement Areas is affected by the government; by the actions and policies of FHA, and BHA, and the City's zoning and code enforcement agencies.

The findings of this report show that the city's outlying areas have the best condition housing, the highest proportions of home ownership, and the lowest vacancy rates.

The FHA has recently financed numerous multi-family developments in these improvement areas including some lower cost 221(d)3 housing. However, (d)3 built outside of renewal areas is usually sponsored by private limited dividend corporations does not benefit from renewal land write downs and tends to have rentals which are \$15 to \$40 more per month than rentals for comparable sized apartments in 221(d)3 housing built in renewal areas.

The BHA has plans for constructing some 470 public housing units for the elderly but no family housing in Improvement Areas. The low vacancy rates

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The primary component of Marino's Development Progress LLI promptly has been substantiated and the single for the substantial Chief and the Model Chief and the State and State an

Director metaline of renewal projects and particularly to the oritical and policies of the sentence and colicies of the policies and the city's sentence and cole entranced against agencies.

The firstings of this report show that the city's outlines have the best to best to be best constituted and the states of best constituted and the lowest waters and the lowest waters and the lowest waters.

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the pilk has plain for constructing come byth public housing units for the

of Improvement areas may make housing in these areas relatively unavailable to lower income groups. More effective methods of integrating low and moderate cost housing into Improvement Areas must be found if the General Plan's goal of dispersing low income families throughout the City is to be achieved. The increasing scarcity of vacant land in the Improvement Areas also indicates that less and less new housing will be built here in the future. In the City as a whole, there will probably be a growing shortage of single family homes which are most desired by Boston's homeowners. Boston's Metropolitan Area housing market is providing more opportunities for single family dwellings and is luring many of Boston's families to move outside of the City.

Improving Minority Housing Conditions

Eighty percent of Boston's Negro population lives in the South End and the Roxbury-North Dorchester GNRP areas; and three urban renewal projects are already approved for these areas. These are the South End, the Campus High, and the Washington Park Urban Renewal projects. With the approval of the Model City program, the remainder of the Roxbury-North Dorchester GNRP and contiguous parts of Dorchester and Jamaica Plain will come under some form of public improvement program. Boston, in what is probably an unprecedented accomplishment, will then be using federal urban improvement programs to assist anywhere from 80 to 90 percent of its Negro residents. All of these projects with the exception of the Campus High emphasize rehabilitation and incorporate the construction of new low and moderate cost housing and new and improved community facilities.

The 1,500 units of 221(d)3 housing now occupied or in construction in the South End and Washington Park are already providing decent housing In provide the property of the property of the statistical property of the pro

Improving Minority Boards palvoyed

Staticty persons of Boston's Begre population lives in the Bosth Ded and the South persons for these areas. These areas are the South Ded, the Computation of the Approved for these areas. These are the South Ded, the Computation, and the South Ped, the Computation, and the South Ded South Ded South Des So

the United East and Variatington Fork are elevanty providing departs normalized

for a large number of minority families. The remaining 4,500 new dwellings soon to be constructed in the three approved renewal projects listed previously will similarly provide an incisive improvement in minority housing conditions. The rehabilitation and the environmental improvements in Washington Park and in the South End that are already underway and in planning will also do much to revitalize these communities.

It should be emphasized that in view of the large amount of new and rehabilitated housing activity now underway, families to be relocated can take advantage of these new housing opportunities and it is more possible than ever before to "stage relocation" so that the small proportion of families that must be relocated are moved into new or rehabilitated housing before their substandard housing is torn down.

Adequate Rehousing

This report indicates that in the agregate, rehousing resources exist in Boston to adequately meet the needs of the 5,900 families and individuals that will be displaced by renewal programs and the 2,000 households that will be displaced by the Inner Belt and Southwest Expressway in the coming seven years.

New housing and rehabilitated housing as outlined in this summary will be available as a result of private as well as BHA and FHA sponsored building activities in and outside renewal areas. Increasing vacancies in the City's existing housing stock and the turnover of about 35,000 standard condition dwellings annually in the City will provide further opportunities for securing adequate rehousing. Furthermore, priorities are given to families and individuals displaced by public action, which insures them of being able to secure public housing or 221(d)3 housing

the a large number of stooring frailies. The remaining a, 500 new dealling accounts to be constructed in the three approved consent projects listed proviously will similarly provide on include the engineering in almost provide in conditions. The relability of the anti-consental improvements in Madeington Fort and in the local test what are already undersets and in planting will also do much to restitution these communicions.

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accommodations if they so choose.

It is interesting to note if, for some reason, the objective were adopted of relocating all the families displaced by renewal entirely within renewal projects, even this goal could be achieved by subsidizing, for low income families, 25% of the new 221(d)3 dwellings to be built in renewal projects or making approximately 2,000 units of the housing to be rehabilitated available at low rentals for displaced families.

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In informating all the code if, for some reason, the objective were adopted of a informating all the featilist displaced by removal entirely vitilia of commonst projects, even this goal could be additived by subsidizing for low income featilist, 25% of the new 201(0)3 dwellings to be built in removal projects or making approximately 2,000 units of the insufing to be rebushful builtisted available at low rentwise for displaced featilists.

PART I -- HOUSING CHARACTERISTICS, 1960-1966

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A. INTRODUCTION

In 1960, the population of Boston was 690,600. In that year, there were 238,500 dwelling units in the City. According to the 1960 Census, 49,600 or 20.8% of these dwelling units were substandard and 9,300 or 3.8% were vacant.

The purpose of this section is to describe to the extent information is available and analyze changes which occurred during 1960-1966 affecting the quantity and quality of Boston's housing stock. Comprehensive data describing the City's housing are only available from the 1960 Census. Since these data are now six to seven years out of date, this section has the limited objectives of:

- Describing new housing construction, demolition, and other significant housing changes that have occurred in the City since 1960.
- Determining whether housing vacancies in Boston have increased since 1960.
- Relating selected past housing trends and characteristics delineated by 1960 Census data to the current housing situation.

B. HOUSING GAINS AND LOSSES, 1960-1966

1. Housing Gains through New Construction

In the past six years the bulk of the new housing in Boston

A. INTRODUCTION

In 1960, the population of Boston was 690,500, In that year, there were 236,500 desiling andre in the filty. According to the 1950 cannon, bp,600 or 20,65 of these desiling main were substandard and 51,500 or 3.65 were worked.

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- Discribing new housing construction, deschillen, and other significant housing charges bast laws occurred in the Ulty since 1960.
- 2. Determining whether housing whomeles in Berton have increased since 1960.
- Latics delimented by 1960 Common data to the correct housing attaction.

B. BRUETHS GAINE AND LOSKER, A960-1,966

TO DOWN THE CHARLE STREET, NOW CONSIDERATION

has been constructed in the outlying Improvement Areas. Some 221(d)(3) housing has been built and occupied, a small amount of public housing for the elderly has been constructed, but the majority of Boston's new housing has been middle to upper income apartment dwellings.

In 1966, Boston experienced a housing construction boom.

Presently under construction or soon to be constructed are a large number of luxury apartment dwellings and 221(d)(3) housing units in addition to some public housing.

Findings

a. An estimated 10,000 new housing units were <u>built and</u>

<u>occupied</u> in the City between 1960 and November 1966. Of the housing built

and occupied, the following general distribution of housing types was

evident:

HOUSING BUILT & OCCUPIED 1960 TO NOVEMBER 1966

Location	Type of Housing			
	Private 221(d)(3)	Public Housing	Private	
GNRP Areas	568	226 402	1,267 5,496 1,413 146	
Improvement Areas	516		5,496	
West End Beacon Hill	As maked on making the	(r. d) olizide i	146	
TOTAL	1,084	628	8,322	

b. Approximately 35% or about 3,500 units of the total new housing units were related to construction in renewal projects or other publicly-aided developments in Washington Park, the West End,

has been constructed in the outlying Improvement Areas. Home 201(4)(3) housing has been built and occupied, a small enount of public housing for the elderly has been constructed, but the enjority of Spaton's new housing has been middle to upper income apartment decilings.

In 1966, Roston experienced & booston construction boom.

Frequently under construction or soon to be constructed are a large number of luxury spartness deedlings and CO1(4)(3) bountag units in didition to sine public bountag.

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occupied in the City between 1960 and Bowesher 1966. Of the housing built and coordinate to a the contract of the following general distribution of housing types was crident:

SOCIALISM BOLLER P GOORAGED TOOG AG MAKENERS THERE

	Private S21(4)(3)			
Improvement Areas Pear Red Pear Red Joncon Hill	886	SOA .	7,267 3,196 1,413 1,46	
JAROV	1,086			

D. Approximately 196 or about 1,500 units of the total new localing units were related to construction in remarks projects or other publicly-wided developments in Neshington Park, the West End.

Whitney Street, and Jamaicaway, and the Tremont Mason building.

c. FHA mortgage applications and the Boston Housing

Authority's records indicate the following housing development scheduled

as of March 1967. (See Appendix Table XVII for detailed listing of public housing.)

	221(d)(3)				
	Moderate Income Housing		Public	Public Housing	
	Under Construction or renting	In Advanced Planning & Design	Under Construction	In Advanced Planning & Design	
In Daniel Daniel	2 261	1 201 1 614	102	707	
Renewal Projects	1,164	1,301-1,641	102	797	
Outside Renewal Projects	765	1,528-2,228		683	
TOTAL	1,929	2,829-3,869	102	1,480	

- d. As detailed in Table II (P. 27) building permits for a total of 23,000 dwelling units were issued between 1960 and 1966. This represents an additional 13,000 units over the 10,000 units actually built and occupied during this same period. The records of the Boston Building Department show that permits were applied for at a rate of 2,000 3,000 dwelling units per year. However, in 1964, permits for 10,000 new dwellings were filed. This rush of applications was probably the result of the City Zoning ordinance change which was enacted in 1964.
- e. As noted on Table III (P. 28) only 15% or about 3,500 of the building permits issued between 1960 and 1966 were for single and two-family houses (situated mainly in Hyde Park and West Roxbury). Boston, as most cities in the country, has been experiencing an apartment boom. The rapid

c. PMA mortgrape applications and the Soutes Bousing
Authority's records indicate the following housing development actualsed
as of March 1957. (See Appendix Table XVII for detailed listing of public

		Renewal Projects Outside
	608,2-698,9	

d. As detailed in Table II (E. E.) building pensits for a toth of 23,000 dealling units were issued between 1950 and 1955. This represents an additional 13,000 units over the 10,000 units actually built and occupied during this same period. The records of the Norton Building Department these pensits were applied for—at a rate of 2,000 - 3,000 dealling were units per year. However, in 1954, pensits for 10,000 new duallings were filled. This ruce of applications was probably the result of the city centing ordinance change which was enacted in 1964.

of the building permits (sound between 1960 and 1966 were for single and two-family bouses (situated mainly in Hyde Perk and West Howberry). Hoston, as most either in the country, has been experiencing an apartment boom. The rapid

pace of single-family development that occurred between 1950 and 1960 has apparently slowed down.

f. The 13,000 dwelling units which are either being built or probably will be built in Boston in the coming one or two years will tend to be moderate middle and upper income rental apartments. A dramatically higher volume of new 221(d)3 housing and public housing construction then was evident in the past six years.

pace of single-maily development that comment between 1950 and 1950 and

It. The 15,000 dwelling out to Make are either being being being

or probably will be built in Boston to the coming one or two years will tend to be motorette siddle and upper income restal systematic. A drawatic colly higher roless of now 221(4)3 bounded and public housing construction than west systems as years.

NUMBER OF PERMITS ISSUED AND NUMBER OF DWELLING UNITS
BUILT AND OCCUPIED, 1960-1966

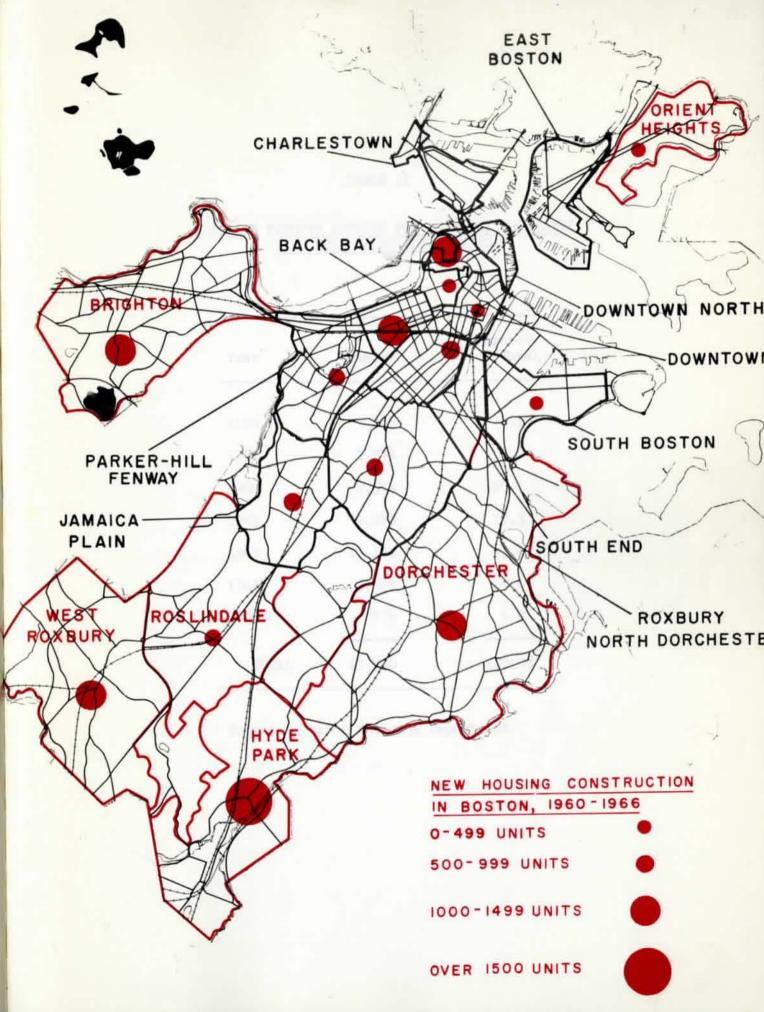
	Permits Issued	Dwell:	Public	It & Occup	ied
Location	(No. of D.U.'s)	Private		221(d)(3)	Total
GNRP AREAS					
Back Bay	1,516				
South Boston	1,634	25	96		121
Jamaica Plain	1,059	558	44	108	710
Downtown	375				
Parker Hill-Fenway	928	630			630
South End	748				
East Boston	401				
Roxbury-North Dorchester	1,047	54	86	460	600
Downtown North					
Charlestown					
Subtotal	7,708	1,267	226	568	2,061
IMPROVEMENT AREAS					
Brighton	3.124	1,282	48		1,330
Hyde Park	4,147	2,053			2,053
Dorchester	2,802	874	354	60	1,288
West Roxbury	2,649	983		456	1,439
Roslindale	1,300	250			250
Orient Heights	101	54			51
Subtotal	14,123	5,496	402	516	6,411
OTHER					
West End	1,413	1,413			1,413
Beacon Hill	146	146			146
Subtotal	1,559	1,559			1,559
TOTAL	23,340	8,322	628	1,084	10,034

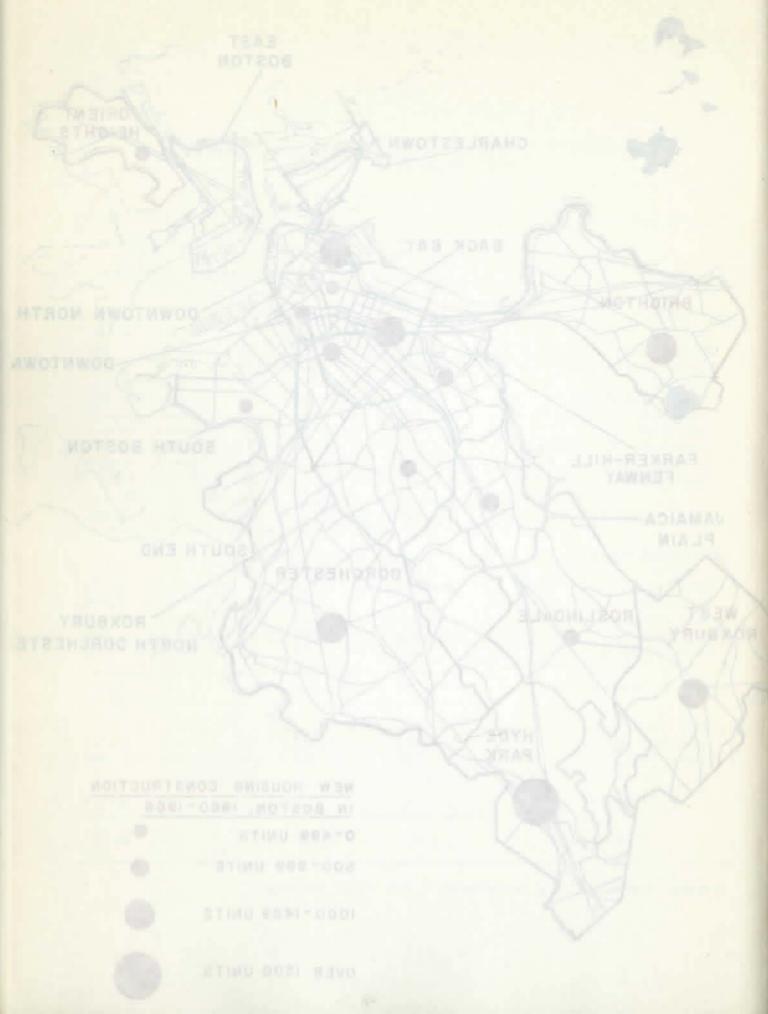
Sources: Boston Building Department, B.R.A. field surveys.

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WELES.		

Bruzzani Scutte Bullding Department, R.R.A. field surveys.





BUILDING PERMITS APPLIED FOR BY YEAR, 1960-1966
(BY NUMBER OF DWELLING UNITS)

Year	Number	Percent of Total
1960	683	2.9%
1961	1,744	7.5
1962	2,373	10.1
1963	4,045	17.3
1964	10,147	43.4
1965	3,424	14.6
1966	974	4.2
TOTAL	23,390	100.0%

Source: Boston Building Department.

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SOLI-ONG VINAY WE HOW CELLING OF DISCH DESCRIPTION

Bearing Boston Bulleting Department.

TABLE III

BUILDING PERMITS BY SIZE OF STRUCTURES, 1960-1966

Size of Building	Number of Dwelling Units	Percentage of All D.U.'s Proposed
1 Family	2,385	10.2%
2 Family	1,112	4.8
3-5 Family	497	2.1
6-10 Family	1,221	5.2
11-20 Family	4,099	17.5
21-50 Family	6,199	26.5
51-100 Family	2,198	9.4
ver 100 Family	5,679	24.3
Total	23,390	100.0%

Source: Boston Building Department.

DESCRIPTION OF STREET, 1960-1966

Source; Boaton Building Department.

2. Housing Losses through Demolition

Most of the housing units demolished in the City between 1960 and 1966 were in Roxbury-North Dorchester, the South End, the West End and Government Center. While urban renewal was responsible for much of this demolition, an extraordinary amount of housing was demolished in Roxbury-North Dorchester, the South End, and other in-town areas of the City unrelated to renewal action.

Findings

- a. Between 1960 and 1966, a total of 12,900 housing units were demolished. As noted in Table IV, only about half of these, or 6,300 were eliminated as part of the City's renewal program.
- b. It is significant that while 3,500 dwelling units were demolished in the Washington Park and South End (Castle Square) renewal projects, another 3,700 units were demolished in the Roxbury-North Dorchester and South End areas through natural attrition and property abandonment unconnected with renewal.
- c. The bulk of the housing demolition occurred in areas that has numerous vacant housing units in 1960.

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TOTAL A DOLLAR

- to person described and 1956, a total of 12,900 housing under to the state of the other, or the countries of the City's reason program.
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- e. The bulk of the bounds denotifying potential in agence that the manufacture to 1960,

TABLE IV

NUMBER OF DWELLING UNITS DEMOLISHED IN THE CITY OF BOSTON, 1960-1966

the side that the product is	Total Demolition of Dwelling Units	Relate	d to	B.R.A. Program
GNRP AREAS				
Back Bay	83			
Charlestown	398			
Downtown	40			
Downtown North	256	171	(Gov	ernment Center
East Boston	282	-1-	1001	CIMMONO OCHICCI
Jamaica Plain	464			
Parker Hill-Fenway	291			
Roxbury-North Dorchester	4,740	2,756	(Wa	shington Park)
South Boston	495	-,1,0	1	our rark)
South End	2,530	786	(c	astle Square)
	-,,,,,,		10	
Subtotal	9,579	3,713		
IMPROVEMENT AREAS				
Brighton	200			
Roslindale	41			
West Roxbury	37			
Hyde Park	71			
Dorchester	363			
Orient Heights	6			
Subtotal	718			
	d Life many			
OTHER	making in the rest of			
West End	2,632	2,632		(West End)
Beacon Hill	10			
Subtotal	2,642	2,642		
TOTAL	12,939	6,345		

SOURCES: Boston Building Department, B.R.A. records.

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5,632	059 ° 8	Office Red Newt Red Evacous Rell
2,612	2,640	farodana.
	12,939	

3. Housing Lost and Gained through Mergers and Conversions

Alterations and remodeling have a major effect on the housing supply. Between 1960 and 1966, the conversion of large apartments into smaller ones far exceeded the merging of smaller units into larger dwellings. This has resulted in a new addition to the number of dwelling units, with these newly created units tending to be efficiencies or one-bedroom apartments.

Findings

- a. A total of 805 dwelling units were lost through mergers and 4.065 were added to the City's supply because of conversions.
- b. Inasmuch as conversions exceeded mergers, a resultant net increase of 3,260 dwellings was added to Boston's housing inventory between 1960 and 1966.

Mergers	Conversions	Net Increase In Housing Units
-805	+4,065	3,260

4. Total City-Wide Housing Gains and Losses

On a City-wide basis the total number of housing units remained relatively stable between 1960 and 1966. However, on a neighborhood level, a loss of housing occurred predominantly in low rent GNRP Areas, while outlying Improvement Areas and the West End gained new middle and upper rental residences.

Findings

a. Taking into account the gains and losses described previously, the City had a total increase of 355 dwellings between 1960 and 1966.

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Alteresticans and recognition have a sainter without on the

housing supply. Between 1960 and 1960, the conversion of large sparaunts that smaller case for exceeded the sampling of smaller makes into larger desilings. This has resulted in a new addition to the number of desiling units, with these newly created units tending to be efficiencies or our contents.

PERSTRACT

at a total of 505 dwelling units were lost through margane

and highly were added to this City's supply because of conversions.

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net increase of 5,260 deallings was added to poston's bounded inventory between 1960 and 1966.

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On a city-wide basis him total number of housing units remained relatively stable between 1960 and 1966. However, on a neighborhood level, a loss or housing occurred predominantly in low rest CHES Areas, while outlying layers and the West End enined new middle and upper remial residences.

Plantings

previously, the City had a total increase of 355 desiling between 1960 and

b. In renewal areas, the gap between housing lost and gained is temporary and part of the rebuilding process. In most GNRP Areas outside of renewal projects, replacement units for demolished low rent housing are not being built.

ESTIMATED HOUSING INVENTORY IN BOSTON, NOVEMBER 1966

Total Housing Units, April 1960		238,547
New construction (occupied) Mergers and conversions Housing lost through demolition	+10,034 + 3,260 -12,939	
Net change in housing supply April 1960-November 1966:		+355
Total Housing Units, November 1966		238,902

Sources: Boston Building Department, B.R.A. field checks.

C. HOUSING VACANCIES, 1960-1966

1. Housing Vacancies Resulting From Population Decline

The number of total dwelling units in the City of Boston has remained relatively constant. The continuing decline of population in the City of Boston since 1960 must than be a result of a substantial decrease in average family size or/and has resulted in an increase in vacancies. In Boston, it is likely that the average family size is decreasing and increased vacancies are also occurring. Vacancies resulting from population decline have probably occurred in the City's GNRP areas whereas the increase in population in Improvement areas (with the exception of Brighton) is probably due to the new housing constructed and occupied in these outlying areas.

Findings

- a. Between 1960 and 1966, the population of the City of Boston decreased from 690,600 to 649,700 -- a loss of nearly 6%.* As indicated in Table V, P.35) nearly all of this loss occurred in the City's GNRP areas. The population of the GNRP Areas decreased by nearly 17% during this period. Conversely, the population of the City's Improvement Areas increased by nearly 5% during the six-year period. All Improvement Areas gained in population except Brighton.
- b. Assuming an average household size of 3.0 persons, GNRP Areas lost an estimated 19,000 households.

^{*} The 649,700 person figure is a B.R.A. estimate made in 1966 based on the latest Police and State Census information. (See Table V.) This estimate is substantially higher than the 616,326 figure shown in the Master Plan which now appears to be less accurate.

C. HOUSTRY VARIABLES, 1960-1966

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The number of working and its in the fitty of Douton near remained relatively executed. The constants devilue of population in the City of Boston since 1960 mist then be a result of a subscential decrease in eversys family also or/and has resulted in an increase in vacancies. In Poston, it is itsizely that the eversys meatry else is decreased. In Poston, it is itsizely that the everyone meatry else is decreased and increased vacancies are also occurred. Vacancies Femiliar from population another new probably occurred in the City's call areas whereas the increase in equilation in Ingrovesent areas (with the exemption of Brighton) is probably the to the new housing constructed and occupied in these outlying areas.

Finding

- n. Petnern 1960 and 1966, the population of the City of Borton decreased from 690,600 to 649,700 a loss of nearly 66.* As initiating in Table V, F.35) monely all of this loss occurred in the City's ONEP areas. The population of the Chil Areas decreased by nearly 176 during this period. Conversely, the population of the City's Improvement Areas increased by nearly 36 during the six-year period. All Improvement Areas Areas gained in population except Brighton.
 - b. Attending an average boundeded wine of 5.0 persons, time house

The Say, you present the say. A. arthurs and in 1955 based on the latest rolles and Discussing information. (See Table V.) This satisfies in orderinate the colorantially bigher than the Sis, 2 to these shows in the late of the rolles which now are says to be less accounts.

- c. The net housing units lost (through demolition and offset by new construction) in GNRP Areas was 7,500 dwellings.
- d. Relating the findings above, it is evident that between 1960 and 1966 approximately 11,500 households left GNRP Areas, but were not forced out by demolitions.
- e. It can, therefore, be assumed that these 11,500 households moved out of dwellings in GNRP Areas and that these dwellings were not demolished but may be vacant and unoccupied because of the lack of GNRP housing demand resulting from the population decline.
- f. The trend towards the formation of new smaller households within the City of Boston and in the GNRP Areas may act to somewhat reduce the total number of vacancies that appear to have been created.
- g. With the gains in population experienced by all of Boston's Improvement Areas, except Brighton, there were no indications of increasing vacancies in the housing supply in these areas between 1960 and 1966.

the notificable district lost (through desolition and

offert by new construction) in diffe treas was 7,500 suchings.

d. Melating the findings show, it is swident that be-

terest 1950 and 1956 approximately 11.500 nonembolds lart GMRP Areas, but were not forced out by desolitions.

o. It can, therefore, be assumed that those 11,500

bounded as a series of dealings in 1989 Areas and that these dealings were not described but may be vecent and uncompiled because of the lack lack lack described because of the lack of the lack lacking described and the population dealine.

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holds within the City of Buston and in the UES Areas may not to somewhat reduce the total number of vacancies that appear to have been created.

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Boston's Improvement Areas, except intighten, there were no indications of increasing vacanties in the bouning supply in these areas between 1980 and 1966.

POPULATION CHANGES IN THE CITY OF BOSTON, 1960-1966

	Population in 1960	Population* in 1966	Population Gain or Loss 1960-196
GNRP AREAS			
Roxbury-North Dorchester	82,247	60,959	-21,288
South End	33,735	25,322	- 8,413
Jamaica Plain	41,606	37,040	- 4,566
East Boston	31,729	27,234	- 4,495
Back Bay	18,292	14,055	- 4,237
Charlestown	20,147	16,802	- 3,345
Downtown North	22,046	18,783	- 3,263
Parker Hill-Fenway	45,519	42,517	- 3,002
Downtown	5,423	2,439	- 2,984
South Boston	43,944	41,916	- 2,028
Subtotal	344,688	287,067	-57,621
IMPROVEMENT AREAS			
Brighton	64,169	59,904	- 4,265
Roslindale	39,417	39,588	+ 171
Orient Heights	12,007	12,898	+ 891
Hyde Park	34,633	37,325	+ 2,692
Dorchester	158,139	165,540	+ 7,401
West Roxbury	25,977	34,511	+ 8,534
Subtotal	334,342	349,766	+15,424
OTHER			
Beacon Hill	4,210	4,006	- 204
West End	462	1,284	+ 822
Other Undesignated	6,915	7,607	+ 692
Subtotal	11,587	12,897	+ 1,310
TOTAL	690,617	649,730	-40,887

^{* 1966} population estimates made by B.R.A. staff.

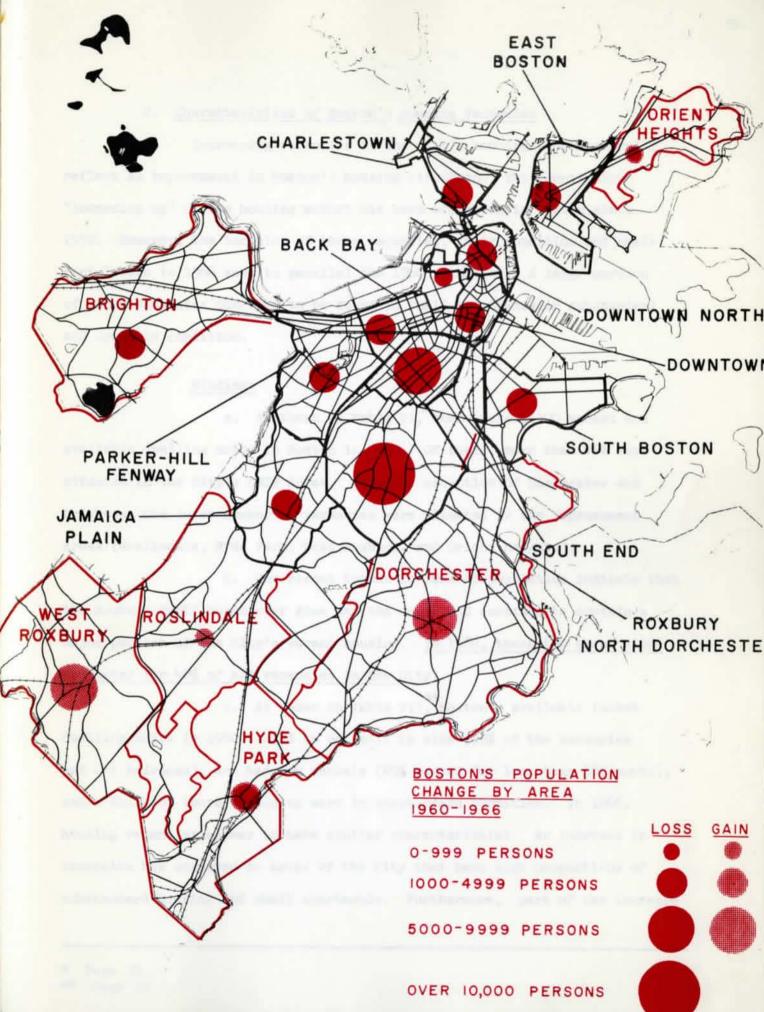
Source: U.S. Census of Population, 1960, Boston Police Census, 1966, and State Census, 1965.

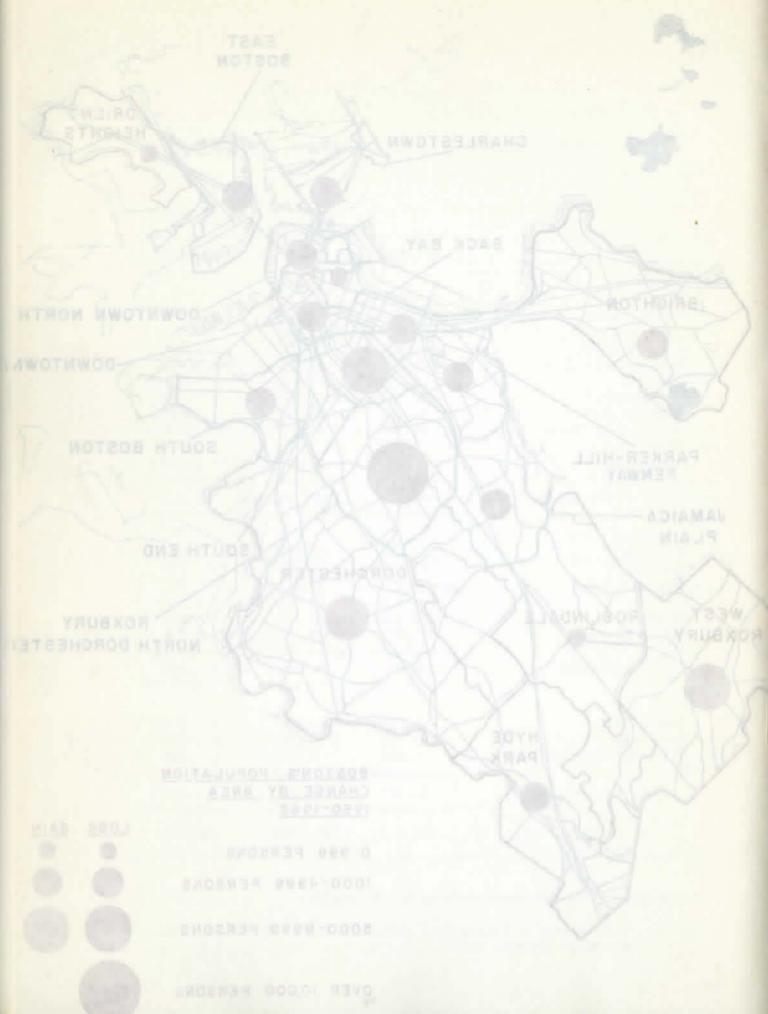
PERSONAL COLUMNS IN THE CITY OF ROTION, 1980-1986

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		+ 1,310

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2. Characteristics of Boston's Housing Vacancies

Increasing vacancies in the City's housing stock generally reflect an improvement in Boston's housing situation. This continuing "loosening up" of the housing market has been occurring in Boston since 1950. However, the location of these vacancies, their condition and their rent levels in 1966 seem to parallel the 1960 situation. A large portion of these vacancies continue to be found in small apartments in substandard and unusable condition.

Findings

- a. As shown in Table VI, there were 9,300 vacant and available dwelling units in Boston in 1960. Of these, more than 75% were situated in the City's GNRP Areas. With the exception of Dorchester and Brighton, the least number of vacancies were situated in the Improvement Areas (Roslindale, Hyde Park, West Roxbury, and Orient Heights).
- b. The recent trends in loss of population indicate that the Roxbury-North Dorchester Area and the South End continue to contain a major portion of the City's vacant housing. In 1960, these two areas alone accounted for 40% of all vacancies in the City.
- c. As shown in Table VII, Boston's available vacant dwelling units in 1960 tended to be small in size (55% of the vacancies had 0-1 bedrooms), and had low rentals (85% rented for less than \$80/month), and a third of these vacancies were in substandard condition. In 1966, housing vacancies appear to have similar characteristics. An increase in vacancies has occurred in areas of the City that have high proportions of substandard housing and small apartments. Furthermore, part of the increase

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^{**} Page 39

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Interesting whose in the City's bounded states and relies to the continues of the continues of the continues of the bounded been occurring to Boston since their semilation and their tent inverse, the location of these vacancies, their comittion and their comittion and their continues to 1966 and to parallel the 1966 sincetion. A large portion of these vacancies and approaches in substanted of these vacancies and approaches in substanted and unusable condition.

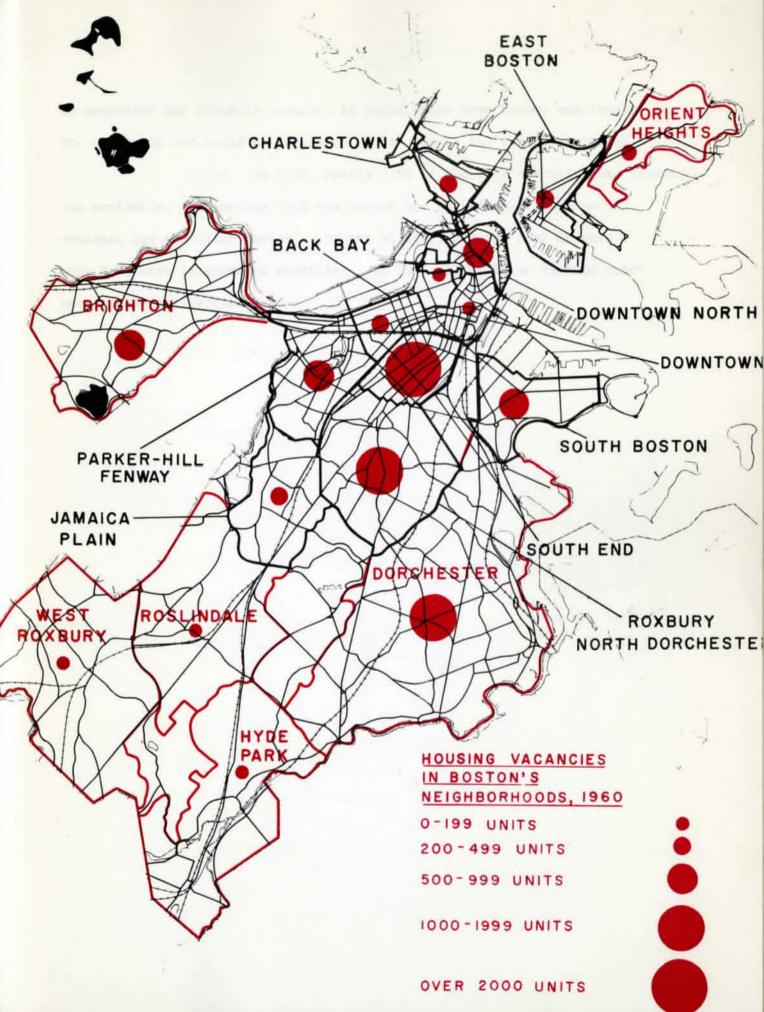
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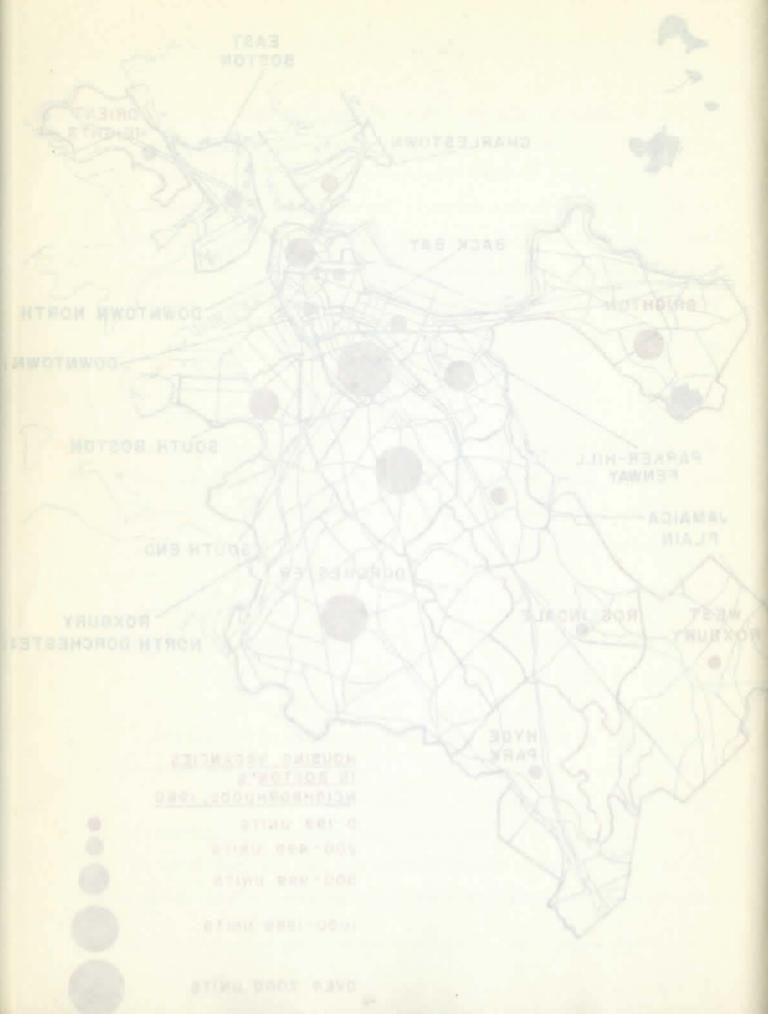
a. As shown in Table VI, there were 0,100 years and even in the exception of these, more than 75% were attented in the City's UNIT Areas, thich the exception of Dordmarker and Brighton, the loast number of vecenoties were attented in the laprovement Areas (Bosiladair, Spin Darm, West Rosbury, and Orient Heights).

the headway-morth December Area and the South End continue to contain a major parties of the City's vacant boneing. In 1960, those two areas alone necessarial Day 90% of all vacanties in the City.

n. As shown in Table VIII, Boardon's evenies version to dvaling units in 1960 tendent to be mentled in also (556 of the varancies that in- tendent in 1964 evented for less than (80/south), and then took into the tendent for less than (80/south), and a fully of these varancies were to substantant condition. In 1966, booking varancies appear to neve similar constantentials. An increase in varancies into constant in acess of the City that have him propertions of varancies has been propertions of constantent boarded due to the theory. For him propertions of

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in vacancies has probably occurred in units which have become unsuitable for occupancy and would be tabulated by the census as "vacant unavailable."

d. In 1960, nearly 4.0% of the City's housing was vacant and available, and another 1.9% was vacant but unavailable (because of seasonal use and dilapidation). Of the 4% available for rent or sale only 2.7% were in standard condition. In 1966 all of these vacancy rates have probably increased.

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and evaluable, and another 1.96 was vacant but unavailable (because of seasonal was and silary/dation). Of the 'et swallable for rest or units confittee. In 1966 all of these vacancy rates have in charter the confittee. In 1966 all of these vacancy rates have in-bably increased.

TABLE VI
HOUSING VACANCIES IN BOSTON'S NEIGHBORHOODS, 1960

	Total	V	acant	Uni	t s
Location	Number of Units	Number for Sale	Number for Rent	for Rent	Avail. or Sale Percent
Secret Secretists		DOLL	IICIIC	Humber	TCTCCHC
GNRP AREAS					
South End	18,467	59	2,062	2,121	11.5%
Downtown	3,008	4	186	190	6.3%
Downtown North	10,250	13	612	625	6.1%
Roxbury-North Dorchester	27,238	115	1,381	1,496	5.4%
Charlestown	6,440	17	272	289	4.4%
Back Bay	9,378	15	434	449	4.8%
East Boston	10,336	19	428	447	4.3%
Parker Hill-Fenway	18,131	13	706	719	4.0%
South Boston	14,553	38	497	535	3.7%
Jamaica Plain	12,550	18	224	242	1.4%
	130,351	311	6,802	7,113	5.5%
IMPROVEMENT AREAS	TOTAL OF A REAL	ALL W		196	
Brighton	23,490	22	607	629	2.8%
Dorchester	48,195	88	957	1,045	2.2%
Hyde Park	9,292	71	78	149	1.6%
Orient Heights	3,280	0	44	1414	1.3%
West. Roxbury-Roslindale	18,603	80	104	184	1.0%
Subtotal	102,760	261	1,790	2,051	2.0%
OTHER	5,436	4	132	136	2.5%
TOTAL	238,547	576	8,724	9,300	3.8%

AN ADMAR

SOURCE VALUE IN BOSTON & DETERMINE STREET

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TABLE VII

SELECTED CHARACTERISTICS OF BOSTON'S HOUSING VACANCIES, 1960

AVAIL	ABLE AND UNAVAILABLE,	1960
Dwellings	Total	% of Total
Occupied	224,687	94.2%
Vacant Available		3.9%
Vacant Unavailable	9,300 4,560	1.9%
Total	238,547	100.0%
	RENTER-OWNER, 1960	
Dwellings	Rental	Owner
Occupied	163,394 (94.9%)	61,292 (99.1%)
Vacant Available	163,394 (94.9%) 8,724 (5.1%)	61,292 (99.1%) 576 (0.9%)
Total	172,118	61,868
BEDROOM DISTRI	BUTION OF AVAILABLE VA	CANCIES, 1960
No. of Bedrooms	Rental	Owner
0 & 1	4,712	34
2	2,753	189
3 or More	1,259	353
Total	8,724	576
MONTHLY COI	TRACT RENT OF VACANCI	ES, 1960
Rental Range	Units	% of Total

3,123 2,399 1,884 35.8% Less than \$40 \$40 to \$59 \$60 to \$79 \$80 to \$99 21.6% 768 8.8% 6.3% \$100 or More 550 8,724 100.0% Total Median Rent - \$55 - Continued -

DESCRIPTION OF THE PARTY OF SOME OF SO

AVAILABLE AND UNAVAITABLE, 1960.

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DESCRIPTION OF AWAITABLE VACABILIES, 1960

POWERLY CONTRACT REST OF VACABULES, 1960.

TABLE VII - Continued

CONDITION OF VACANCIES, 1960

Condition	Rental	Owner
Standard Substandard	5,862 (67.2%) 2,862 (32.8%)	471 (81.8%) 105 (18.2%)
Total	8,724	576

SOURCE: U.S. Census of Housing, 1960.

CHRISTIAN OF VARABUTER, 1965

105 (81,98)	5,862 (67.25) 2,862 (32.85)	

SOURCES, U.S. Common of Southern 1960.

D. IMPROVEMENTS IN HOUSING CONDITIONS, 1966

If we assume that nearly all of the housing demolished in Boston over the past six years was substandard, a reduction of 13,000 substandard dwellings should be evident. The new housing constructed and rehabilitation and home improvement activities also have improved housing conditions. On the other hand, continued physical deterioration of housing in some sections of the City may be creating additional substandard conditions.

Findings

*

- a. As indicated in Table VIII, about 50,000 dwelling units, or nearly 21% of Boston's housing was substandard in 1960. In terms of occupied units, about 18% were classified as substandard.
- b. Of the 40,800 occupied units of substandard housing,
 15,800 of these had residents with incomes of less than \$3,000 per year. In
 addition, 9,800 families paid more than 35% of their income for substandard
 housing. These facts indicate that there is a high percentage of low income
 families living in substandard units and paying disproportionately high rentals.
- c. Table IX indicates that in 1960, the City's substandard dwellings were primarily situated in the GNRP Areas. Over 40,000 substandard dwelling units, or about 80% of the City's total, are found in the GNRP Areas. This represented 31% of the total housing supply in these areas.
- d. Taking into acount all current trends including recent demolition and rehabilitation activity, it still appears that the major portion of the City's 50,000 substandard dwelling evident in 1960 remains in need of upgrading in 1966.

Page 42 ** Page 44

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If we assume that making all of the invalid described in horizon over the past six years was substandard, a conduction of 11,000 entrational dwellings should be evident. The new housing constructed and reinfollitation and home improvement activities also have improved housing conditions. On the other hand, continued physical deterioration of howeing in tone meditions of the City may be creating additional substandard conditions.

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featilies living in substandard units and paying disproportionstely high restals.

c. Table IX Indicates that in 1960, the City's substand-

and qualifings were primarily altested in the 1882 Areas, Over \$0,000 auterialized over 100,000 and 100 and 10

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TABLE VIII
SELECTED CHARACTERISTICS OF BOSTON'S HOUSING CONDITIONS, 1960

Condition	Total D	wellings	Occupied Dwelling			
Standard Substandard	188,875 49,672		183,872 40,815	(81.8%) (18.2%)		
Total	238,547		224,687			
Laure Com Con	CONDITION OF SUI	BSTANDARD UNIT	s, 1960	23.09		
Condition	Total D	wellings	Occupied	Dwellings		
Dilapidated Deteriorated	9,306 40,366		6,847 33,968	(16.6%) (83.4%)		
Total	49,672		40,815			
CONDITION	OF OWNER VS. RI	ental occupied		960		
	<u>Owner</u> 54,850	(89.5%)	Rents	1 Unit (79.0%)		
Condition Standard	Owner	r Unit	Rents	al Unit		
Condition Standard Substandard Total	<u>Owner</u> 54,850 6,441	(89.5%) (10.5%)	129,022 34,374 163,396	(79.0%) (21.0%)		
Condition Standard Substandard Total	0wner 54,850 6,441 61,291 OF WHITE VS. NO	(89.5%) (10.5%)	Rents 129,022 34,374 163,396 ED HOUSING, 19	(79.0%) (21.0%)		
Condition Standard Substandard Total CONDITION	0wner 54,850 6,441 61,291 OF WHITE VS. NO	(89.5%) (10.5%)	Rents 129,022 34,374 163,396 ED HOUSING, 19	(79.0%) (21.0%)		

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TABLE VIII - Continued

GROSS RENT AS A PERCENTAGE OF INCOME, 1960*

Gross Rent	Standar	rd Units	Substandard Units	
Percentage of Income: Less than 15% of Income 15% to 19% 20% to 24% 25% to 34% 35% of Income or More	33,848 25,404 18,258 18,727 28,677	(27.0%) (20.0%) (15.0%) (15.0%) (23.0%)	8,567 5,688 3,901 4,983 9,841	(26.0%) (17.0%) (12.0%) (15.0%) (30.0%)
Total	124,914		32,980	
Median Percentage of Income Spent for Rent		20.9%		23.0%

^{*} Excludes units for which gross rent as a percentage of income was not computed.

SOURCE: U.S. Census of Housing, 1960, Volume II.

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[&]quot; Excitates units for which prome rest as a percentage of motors was

BOURCE U.S. Commun of Househas, 1969, Volume II.

TABLE IX
HOUSING CONDITION BY GNRP AND IMPROVEMENT AREAS, 1960

	Nu	mber of:	Percent	
Location	Total Units	Total Substandard Units	of Total Substandard	
GNRP AREAS				
South End	18,467	10,212	55.3%	
Downtown	3,008	1,628	54.2	
Roxbury-North Dorchester	27,238	12,016	44.1	
Charlestown	6,440	1,886	29.2	
Downtown North	10,250	2,692	26.3	
Jamaica Plain	12,550	2,987	23.8	
South Boston	14,553	3,449	23.8	
Back Bay	9,378	1,499	16.0	
East Boston	10,336	1,476	14.2	
Parker Hill-Fenway	18,131	2,484	13.6	
Subtotal	130,351	40,329	31.0	
IMPROVEMENT AREAS		7		
Dorchester	48,195	4,970	10.3	
Orient Heights	3,280	335	10.2	
Brighton	23,490	2,161	9.2	
Hyde Park	9,292	657	7.1	
West Roxbury-Roslindale	18,503	984	5.3	
Subtotal	102,760	9,107	8.5	
OTHER	No.			
Subtotal	5,436	236	4.3	
TOTAL	238,547	49,672	14.8%	

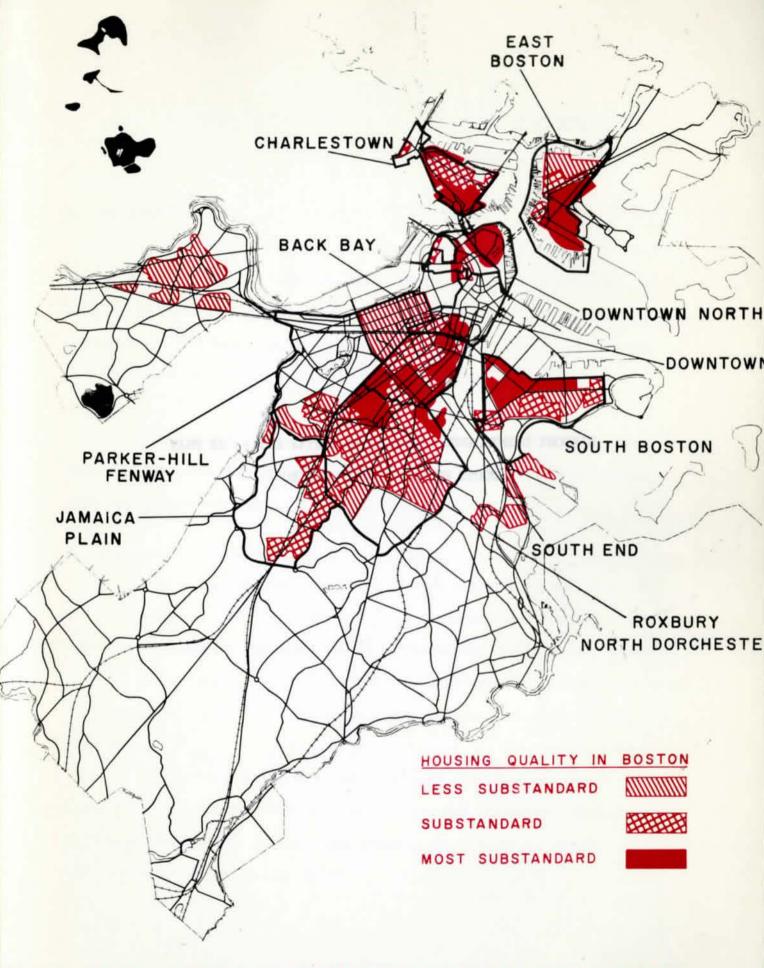
Source: U.S. Census of Housing, 1960.

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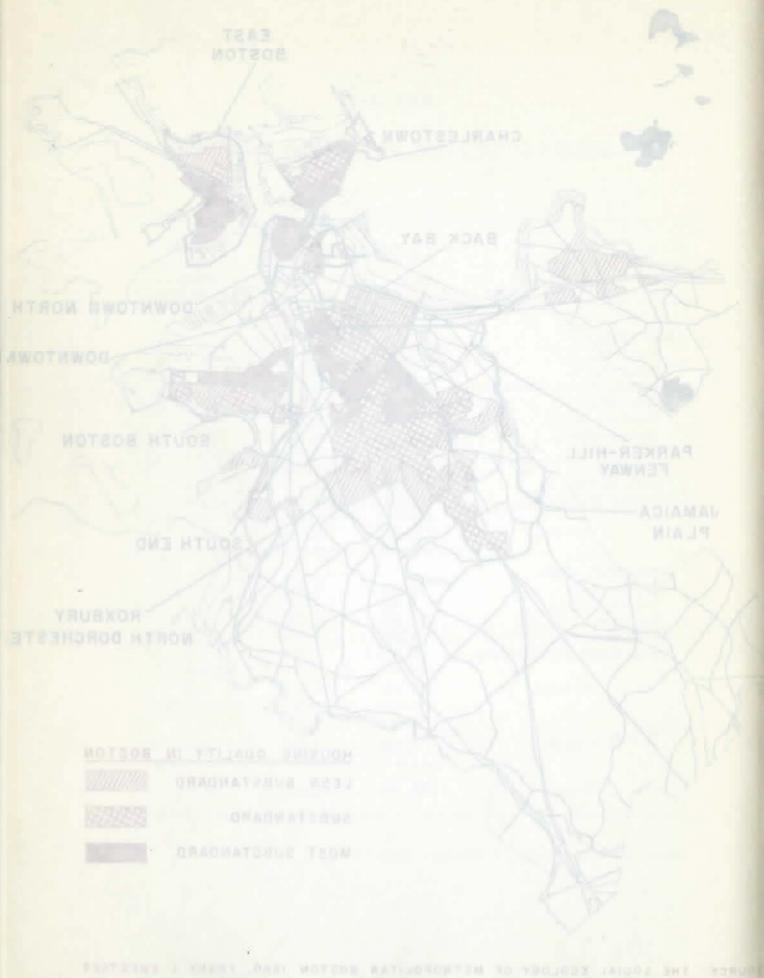
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PART II -- THE EFFECT OF BOSTON'S DEVELOPMENT PROGRAM

ON THE CITY'S HOUSING STOCK

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PART II--THE EFFECT OF BOSTON'S DEVELOPMENT PROGRAM ON THE CITY'S HOUSING STOCK

A. INTRODUCTION

The impact of Boston's development program on the local housing market is only beginning to be evident. However, upon the successful completion of the eleven Federally-aided urban renewal projects now in execution or in advanced planning, a large portion of the City's substandard housing will be eliminated and replaced with new or rehabilitated housing.

The purpose of Part II of the Study is to evaluate the housing proposals of Boston's urban renewal projects and their impact on Renewal, GNRP and Improvement Areas.

B. THE RENEWAL PROJECTS

The eleven Federally-assisted renewal projects currently in execution or advanced planning contained 47,000 housing units, or 20% of the 1960 housing supply. The major thrust of the renewal program in residential areas is to stimulate the retention and rehabilitation of existing structures with no, or only modest, increases in rental and carrying costs to the occupants.

The housing which is to be eliminated in the renewal areas will be replaced by new housing which will be of a greater variety of rental types with more moderate and middle income housing than presently exists. If the rent supplementation and leased (continued on P.46)

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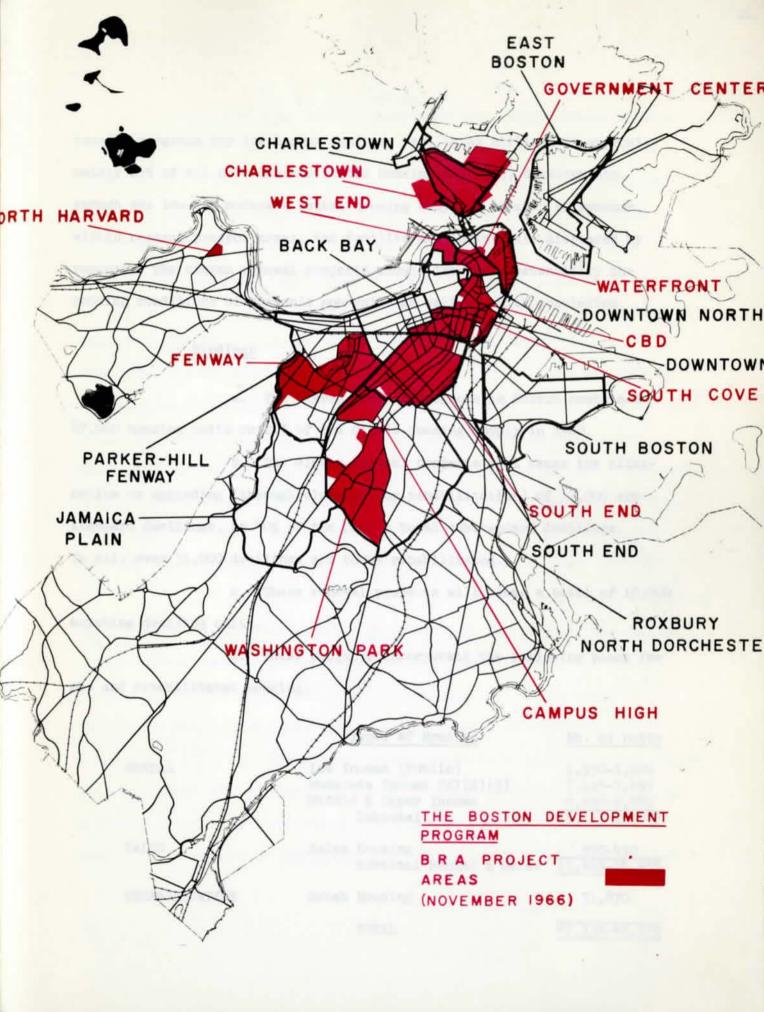
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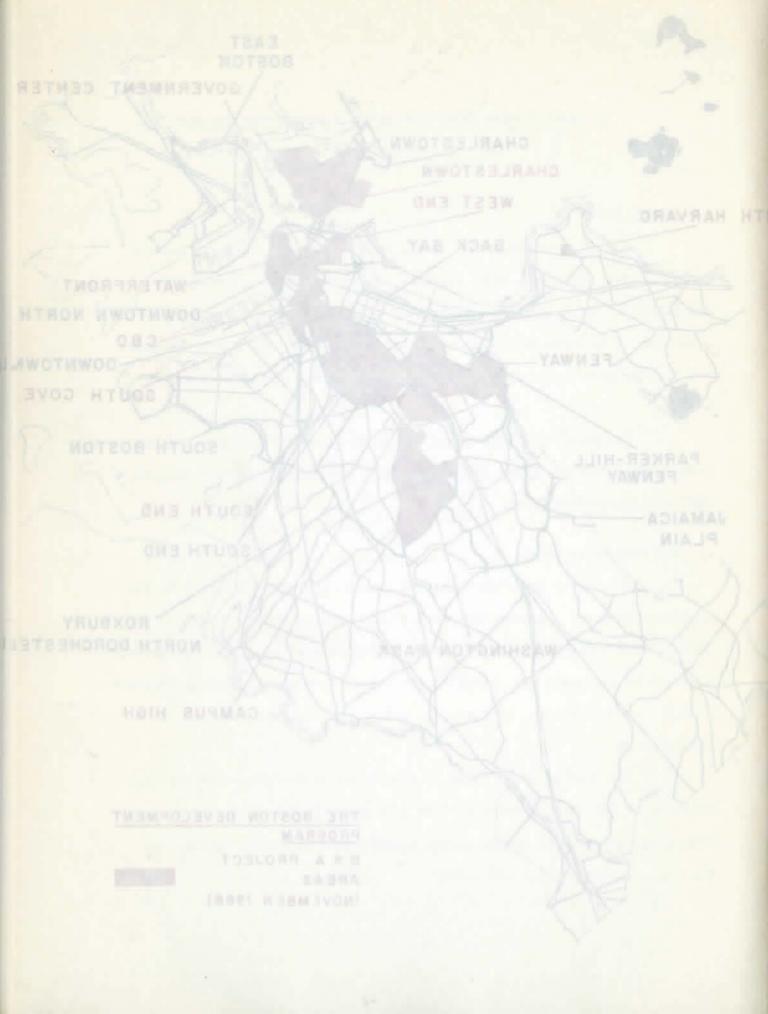
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housing programs for low income families were to be utilized in approximately 25% of all new moderate rental housing 221(d)(3) developments, enough new low and moderate rental housing would be created to rehouse, within renewal project areas, the families and individuals displaced by renewal. The eleven renewal projects should improve substantially the housing conditions of Boston's non-white as well as white population.

Findings

- a. The eleven renewal projects in Boston contained 47,000 housing units or 20% of the City's housing supply in 1960.
- b. The eleven renewal projects will cause the elimination or upgrading (through clearance or rehabilitation) of 19,000 substandard dwellings, or 40% of the City's total substandard dwellings.

 In all, over 31,000 dwellings are to be rehabilitated.
- c. These renewal projects will clear a total of 10,000 existing dwelling units.
- d. These projects incorporate the following plans for new and rehabilitated housing:

	Types of Housing	No. of Units	
RENTAL	Low Income (Public) Moderate Income 221(d)(3) Middle & Upper Income Subtotal	1,550-1,600 7,115-7,455 6,450-6,950 15,115-16,005	
SALES	Sales Housing Subtotal Rental & Sales	350-450 15,465-16,455	
REHABILITATION	Rehab Housing	31,870	
	TOTAL	47,335-48,325	

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matery 20% of all now materials remain account 221/1)(1) developments,
another new low and materials remain mounting would be drivened to remaine
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c. Third removal projects will clear a total of 10,000

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- e. The new rent supplement and leased housing programs now enable eligible low income families to be subsidized in new moderate income housing 221(d)(3) developments. Using these program, and assuming that 20 to 25% of the new moderate income housing planned can be leased or supplemented for low rental occupancy, approximately 1,200 to 1,700 units of additional low income housing could be developed.
- f. In renewal projects, the construction of new housing units will generally equal or exceed the number of units which will be demolished through clearance. However, the rent levels of the new housing will tend to be higher than the rentals of the existing housing to be demolished. Nevertheless, through the use of rent supplementation and the leased housing program, enough low income housing can be created in renewal projects to accommodate the rehousing needs of the low income families from these projects. Similarly, the 221(d)(3) program allows for the creation of a more than sufficient supply of moderate rental housing.
- g. Rental and housing cost increases due to rehabilitation are not quantified in this report. In general, it is expected that, through the use of the leased housing program, direct grants for rehabilitation, and special low interest rehabilitation financing, it will be possible to keep rental and cost increases due to rehabilitation to a minimum.
- h. Three urban renewal projects -- Washington Park, South End, and Campus High -- should have a major impact on the non-white housing market of Boston. The 1960 Census revealed that the South End and Roxbury-North Dorchester GNRP Areas contained over 80% of Boston's non-white

e. The new tent amplicant and leased housing program new enable cliffble low income fraction to be entertiated in new moderate income bequire these program, and estanting that 20 to 25% of the new moderate income housing placement can be leased or supplemented for low restal occupancy, approximately 1,200 to 1,700 write of elditional low income housing could be developed.

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are not quantified in this report. In general, it is expected that, through
the use of the leased housing progress, direct grants for reliabilitation.

and special low interest rehabilitation dipending, it will be possible to
keep rental and cost increases doe to rehabilitation to a minimus.

h. Three urban reneval projects -- Varieties Park, South End, and Compus High -- abould have a major impact on the non-white Nousing market of motion. The 1950 foreus revealed that the South End and Southery-motion Dorchester UNIT Areas contained over 50% of Boston's non-wilter

TABLE X

CENSUS CHARACTERISTICS OF DWELLING UNITS

IN URBAN RENEWAL PROJECT AREAS, 1960

Location	Total 0		ancy		nt &	Condition	
	D.U.'s 1960	Renter	Owner		for Sale	Standard	Sub- standard
Campus High (Early Land)	1,677	1,199	163	96	4	667	1,010
CBD (Draft Plan)	450	375	30	14	1	125	325
Charlestown	6,170	4,178	1,572	246	15	4,477	1,693
Fenway	7,885	7,156	297	310		6,755	1,130
Government Center	584	511	19	53	1	378	206
North Harvard	80	56	19	3		69	11
South Cove	1,287	1,046	97	81	2	669	618
South End	20,489	14,390		2,076	59	9,438	11,051
Washington Park	8,881	6,722	1,475	395	35	5,831	3,050
Waterfront	80	68	2	8	1	48	32
West End	*	*	*	*	*	*	*
Total	47,583	35,701	5,248	3,282	118	28,457	19,126
CITY TOTAL	238,547	163,396	61,291	8,724	576	188,875	49,672

^{*} Relocation had been substantially completed prior to 1960. The U.S. Census only counted 139 occupied dwelling units in 1960.

SOURCE: U.S. Census, 1960.

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population. Over 55% of the housing in the South End and 44% in Roxbury-North Dorchester was considered substandard in 1960. In the City of Boston, almost 50% of the non-white population lived in substandard housing in 1960. New developments in the Washington Park Urban Renewal Project tend to be 80 to 90% non-white occupied. Obviously, urban renewal is clearly acting as a major force in improving the housing conditions of Boston's minority families.

C. GNRP AREAS

While urban renewal will improve the housing in renewal project neighborhoods, no coordinated public programs for improving housing in GNRP Areas or Improvement Areas outside of renewal projects have yet been implemented. The portions of GNRP Areas situated outside of renewal projects contain about an equal amount of substandard housing as is found in renewal projects, yet a lack of public assistance, especially in terms of financing programs for home improvements, has resulted in a continuing deterioration of housing and loss of population in most of these areas.

Findings

- a. Of the housing in Boston's GNRP Areas, 63% is not included in the eleven renewal projects.
- b. Sections of these GNRP Areas, outside of renewal projects, have blighted housing in serious need of repairs. In 1960, approximately 21,000 substandard units or 42% of the City's total substandard dwellings were found in GNRP Areas outside of renewal projects.
- c. In spite of the need for improved housing, favorable mortgage and insurance rates have not been available to residents in these areas.

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Aceton, almost 505 of the mon-shite population lived in substantiant broading
to 1960. Her developments in the Machington Park Orion Report Project
to 1960, her developments in the Machington Park Orion Report Project
to 50 to 905 non-shite occupied. Obviously, when remark is clearly
acting as a major force in improving the housing conditions of human's elective

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d. In the future, some of these Areas outside of renewal projects may become subject to new Federally-aided code enforcement programs, or become part of the "Model City Area," or become new urban renewal projects. However, complete coverage of GNRP Areas using renewal, code enforcement, and the "Model Cities" program is still to be achieved. In the meantime, there is a need for programs with special planning and financing aids that can help stop the spread of blight in GNRP Areas.

Such special aids should be similar to the below-market rehabilitation financing and other programs now only available for renewal, code enforcement, and Model City areas.

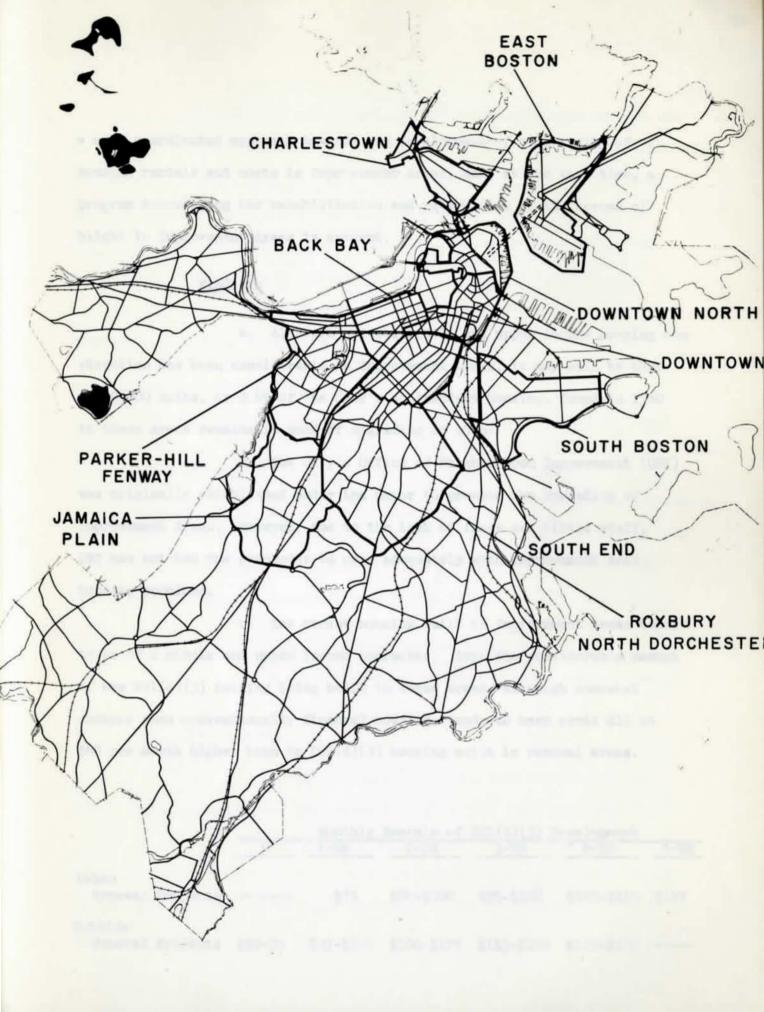
D. IMPROVEMENT AREAS

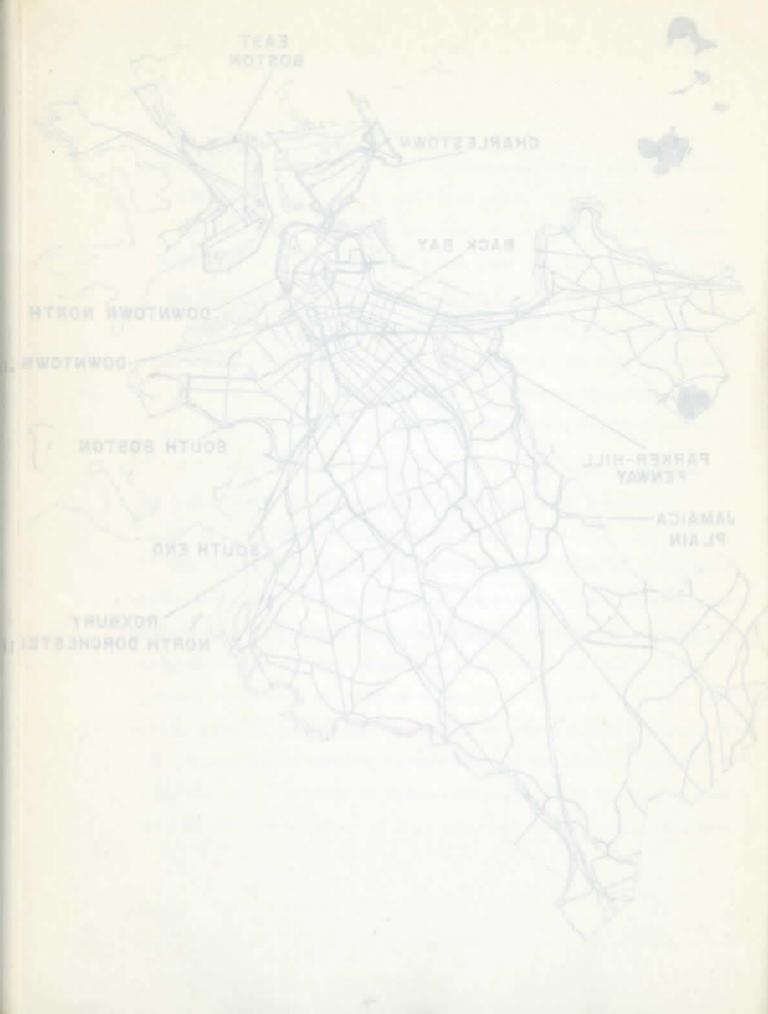
Boston's Improvement Areas contain some of the City's newest and best housing. However, pockets of blight do exist, particularly in the Brighton and Dorchester neighborhoods; and no public programs have yet been implemented which effectively retard this blight. Furthermore, Boston's General Plan objective of dispersing low income housing throughout the City is not being achieved currently in Improvement Areas. These areas tend to have a heavy concentration of middle to upper income housing; and existing programs have only succeeded in developing a small number of scattered, low rent, elderly housing and some new 221(d)(3) moderate rental housing. In addition, the 221(d)(3) housing constructed in Improvement Areas has substantially higher rentals than those built in renewal areas. The need for

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concerns, projects may become subject to new Pederally-atied code enforcement programs, or become new urban remembs projects. Or secure, complete coverage of SMEP Areas oring remembs, code sufferential, most the "Model Claims" program is still to be achieved. In the meanties, there is a cost for programs with special planning and financing aids that can being stop the appears of bilight in GMMP Areas. Just appears a state that the claim of the below-market pointitiation. These appears now only symilable for present, code

bestern, severe, pockets of bight do exist, particularly in the brighten and bounts; so pockets of bight do exist, particularly in the brighten and bountser mighborhoods; and no public programs have yet been implemented which effectively retain this blight. Furthermore, Botton's been implemented which effectively retain this blight. Furthermore, Botton's in not being objective of dispersing low income bounts; the City is not being achieved currently in improvement Area. These areas tend to have a brany concentration of ciddle to apper income bounts; and existing programs have only succeeded in developing a small number of scattered, income, elderly country and some new 201(d)(1) moderate resist bounts. In addition, the 201(d)(3) bounts; constructed in improvement areas has substantially binour reminals than those built in removal areas. Who need that





a more coordinated approach towards the development of a diversity of housing rentals and costs in Improvement Areas, and, at the same time, a program encouraging the rehabilitation and retardation of the spread of blight in Improvement Areas is evident.

Findings

- a. Although private middle and upper income housing construction has been considerable in Improvement Areas, it may well be that the 9,000 units, or 8.6% of the City's substandard housing, found in 1960 in these areas remains in need of upgrading in 1966.
- b. The City's Office of Neighborhood Improvement (ONI) was originally established under the Mayor to promote the upgrading of Improvement Areas. However, due to the lack of funds and little staff, ONI has not had the resources to cope adequately with Improvement Area housing problems.
- c. The recent housing built in Improvement Areas tends to be of a middle and upper income character. Even the considerable amount of new 221(d)(3) housing being built in these areas, although somewhat cheaper than conventionally financed housing, tends to have rents \$15 to \$40 per month higher than in 221(d)(3) housing built in renewal areas.

		Monthly Rentals of 221(d)(3) Development							
		0	1-BR	2-BR	3-BR	4-BR	5-BR		
Urban	Projects	native Name	\$75	\$85-\$100	\$95-\$108	\$105-\$119	\$147		
Meticwat	rrojecus		417	\$0)-\$100	φ99-φ100	\$107-\$119	φ±41		
Outside			DATE OF THE PARTY						
Renewal	Projects	\$90-95	\$97-\$100	\$100-\$125	\$115-\$150	\$115-\$150			

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- etruction has been considered in Improvement Arone, it may well be place the COO units, or 8.64 of the City's substantant housing, found in 1960 in these areas remains in most of upgrading in 1966.
- in The City's Office of Swiger the Sayor to promote the upgrading of the originality established under the Mayor to promote the opprading of legicovern Areas. However, due to the test of fruit and little stair, the for the test of the season to cope adequately with jupovernut Area towards problems.
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- d. The new Federally-Aided Code Enforcement Program will be used in the near future to retard the spread of blight in selected Improvement Areas. The new Model City Program will also include part of the Dorchester Improvement Area. However, as in GNRP Areas not covered by renewal projects, adequate home financing and public improvement programs should be made available to all parts of the City that need such assistance.
- e. Low income housing, with the exception of some 470 housing units for the elderly, is not being built in Improvement Areas.

E. TYPES OF HOUSING RELATIVE TO NEEDS

1. Goals of the General Plan Related to City-Wide Housing Needs

Findings

a. If in 1960 all of Boston's families living in substandard housing would somehow have been given standard housing at the rents they could afford (25% of their income for rent), the following new or rehabilitated housing units would have been required at that time:

24,100 units of standard low rental housing 11,000 units of standard moderate rental housing 5,700 units of standard middle to upper rental housing

48,800 TOTAL

- b. In 1960, another 4 7,000 families were paying over 25% of their income in rent for standard housing (see Table VIII, page 43).
- c. The <u>General Plan</u> proposed the following distribution of new and rehabilitated housing goals for Boston. These goals were based on needs and modified by what was considered to be realistically feasible to achieve by 1975.

A. The new Police Line of the Principle of the Land of

A count in the case index lity Program will also include part of the Depotential Acres. The new model lity Program will also include part of the Depotential Acres into covered by remembly processed, as in one? Acres not covered by remembly be justed, winquist and rinkers and public improvement programs should be seen in our fine of the Oley that need outh marketons.

e. Low income bouring, with the exception of some 170

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5,000 new units of public housing (low income)
15,000 new units of 221(d)(3) moderate income housing
13,000-14,000 new units of upper income housing
36,000 existing housing units to be rehabilitated

69,000-70,000 TOTAL

d. While the <u>General Plan</u> was prepared prior to the enactment of the rent subsidy and leased housing programs, it appears that the City's substandard housing, particularly for low income families, is proposed to be predominantly upgraded through rehabilitation rather than replaced by clearance and new construction. The housing goals set forth in the General Plan indicate the desire to bring new moderate and upper income families to Boston through new construction while rehabilitating most of the existing substandard housing for low and middle income families.

2. The New Housing Proposed in Renewal Projects Related to the Housing Cleared

Findings

a. The new and rehabilitated housing presently programmed in Boston's eleven urban renewal projects is as follows:

	Type of Housing	No. of Units
RENTAL	Low Income (Public) Moderate Income 221(d)(3) Middle & Upper Income Subtotal	1,550-1,600 7,115-7,455 6,450-6,950 15,115-16,005
SALES	Sales Housing Subtotal Rental & Sales	350-450 15 ,465-16, 455
REHABILITATION	Rehab Housing	31,870
	TOTAL	47,335-48,325

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b. Approximately 10,400 dwelling units were or will be cleared after 1960. Only 8,600 of these units were occupied. The 15,400 - 16,400 new units planned far exceeds the number of dwellings to be cleared. The rents of the new housing tend to be of a higher income level than that of the units cleared. This higher income and greater diversity of housing rentals created by the new housing are consistent with the goals of the General Plan.

3. Rehabilitation and Rent Supplements

Findings

- a. By July of 1967, rehabilitation progress under the urban renewal program indicated that 3,700 dwelling units had been or were being rehabilitated and 7,900 dwellings had been inspected (primarily in the Washington Park renewal area).
- b. Recently, the Boston City Council authorized the Boston Housing Authority to undertake the leasing of 1,000 units of existing housing for low rent accommodations (funded by Section 23 of the Federal Housing and Urban Development Act of 1965). As of July 1967, 130 units were leased in Boston.
- c. The Rent Supplement Program administered by FHA will subsidize approximately 800 housing units for low rent occupancy in new and rehabilitated 221(d)(3) housing in Boston.

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at the following program indicated that 1,700 feeling units had been on were being reported and 7,000 dealings had been imported (primarily in the Manhington Park received area).

b. December Charles the Seaton City Council Authorized the Souton Docates Authority to endertake the leasing of 1,000 upits of estating branches for low low rest accessorations (funded by December 23 of the Federal Heaving and Urban Development Act of 1965). As of July 1967, 110 units were leased in Docaton

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TABLE XI

THE URBAN RENEWAL PROGRAM IN THE CITY OF BOSTON, 1960-1975

	•	Afte	After 1960						
Project	1960 (Census)		Individuals		New I	New Housing Proposed	peq		Housing
1,980 19 19 19 19 19 19 19 19 19	Total No. of Units	Units Cleared or to be Cleared	Families Displaced or to be Displaced	Public	Moderate Rental 221(d)(3)	Middle and Upper Rental	Sales	Total	to be Rehabi- litated
Campus High (Early Land)	1,677	632	384	200-250	200-350	000 1 000		009-001	810
Charlestown Fenway	6,170 7,885	675 166	525 817	200 100	/¶006 009	1,500	300-400	1,100-1,200	5,703 3,693
North Harvard	¥84	* * * *	₹%¦		140-280			140-280	77,
South End Washington Park	20,489	5,215	3,542	8005/	3,000€/	28	8	1,550	15,489 5,70
West End	d/8	φ.	के/		353	2,400		2,400	033
TOTAL	47,583	10,411	8,603	1,550-1,600	7,115-7,455	6,450-6,950	350-450	1,550-1,600 7,115-7,455 6,450-6,950 350-450 15,865-16,855	31,871

Not yet determined. Includes 500 units of CFA 202 housing proposed for the elderly and 400 units of 221(d)(3) housing. कार्जा विकास

Relocation had been substantially completed prior to 1960 in the West End. Includes Castle Square.

The sources used for the above data were Urban Renewal Documents and the best estimates available on new housing being planned. SOURCES:

The rent supplement and leasing program will subsidize some moderate income housing for low rent occupancy. If to 20% of total moderate income housing units were supplemented or leased, 1,230-1,370 units of low rent housing will be created.

7,725 31,100 eggs 1,100 eggs 1,10	

4. Relocation Needs and the Availability of Rehousing

Findings

- a. As indicated in Table XII, Page 59, it is estimated that between 1966 and 1973, a total of 5,800 families and individuals will need to be rehoused because of urban renewal displacement in Boston.
- b. As noted in Table XIII, Page 60, more than half of these relocatees will require small dwellings with no more than one bedroom and only 315 households will require dwellings with four or more bedrooms.
- c. In terms of rent levels, the following rehousing resources will be required by relocatees over a seven-year period.

TYPE OF REHOUSING REQUIRED, 1966-1973

	No. of Units
Public Housing Private Housing with Rentals Below \$80/month Private Housing with Rentals Above \$80/month (221(d)(3)) Sales Housing	1,600 1,900 1,700 700
TOTAL	5,900

- d. As shown in Table XIV, page 61, there are a number of ways to rehouse these 5,900 families:
- the housing which is scheduled to be constructed or rehabilitated as part of the renewal program;
- 2) the existing supply of standard housing vacancies in the City;
- 3) housing which becomes available annually due to the City's housing turnover.

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n. As indicated in Table TII, Sage 39, in is estimated that
Decrees 1965 and 1973, a cotal or 5,000 families and individuals will seed to be
referred because of urban removal displacement in Boston.

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TYPE OF RESOCUTION REQUIRED, 1966-1973

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d. As shows in Table XIV, page 51, theirs are a contact of

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e. It is readily apparent that the housing construction scheduled in renewal areas is more than adequate to meet the rehousing demand, with the exception of sales housing. The demand for 1,600 public housing units and 1,900 low rental private units can be met adequately by the new public and 221(d)(3) housing planned (assuming that programs of rent subsidy are continued for approximately 20% to 25% of the 221(d)(3), and by the leasing of existing housing for low income families as planned by the Boston Housing Authority). The demand for 1,700 moderate-income units can be more than adequately met by the 221(d)(3) housing currently planned. In short, all relocation housing needs, with the exception of sales housing can be adequately met within renewal areas.

f. Even with the above indications, the question of the timing of the availability of relocation housing will remain a problem. To offset this, two factors lend evidence which indicate that this problem will be resolved.

First, of the 35,000 standard units which are available <u>yearly</u> because of the City's housing turnover, it can be assumed that a portion of this turnover supply will satisfy the demands for rehousing by urban renewal relocatees.

ESTIMATED ANNUAL TURNOVER OF STANDARD RENTAL HOUSING IN BOSTON (1965)

Public Housing	1,900 D.U.'s*
Private Housing with Rentals Below \$80/month	15,400 D.U.'s**
Private Housing with Rentals Above \$80/ month	18,300 D.U.'s**
	35,600 D.U.'s

*Source: Public Housing Authority

**Source: Turnover based on 1965 Police Census

to lives with the shows indications, the quarties of the timing of the swelling of relocation benefits will remain a problem. To offer this, two factors lead evidence which indicate that that this problem will be resolved.

Hard, of the 35,000 standard outto which one available yearly because of the city's nousing turnover, it can be executed that a portion of this turnover supply will satisfy the demands for schousing by writin rememb re-

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Secured Streets based on 1965 Palled Course

Second, the continuing supply of vacant standard housing in the City offers opportunities for rehousing in situations where the demand for rehousing exceeds the supply of new or available rehabilitated housing within renewal areas. In 1960, at the time of the Federal Census, there were 9,300 vacant and available dwelling units in the City. Of these 6,300 were in standard condition. There is no evidence which would indicate that the supply of vacant standard housing has changed appreciably since 1960.

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TABLE XII

TOTAL RELOCATION, 1966-1973

Project	Total	Total	Indi-	Families		ated Requires	
	Period	Load	viduals		Public	Private	Sales
Charlestown	4 yrs.	525	183	342	131	258	136
South Cove	2 yrs.	587	150	437	112	433	42
South End	7 yrs.	3,550	1,820	1,730	745	2,390	415
Fenway	4 yrs.	847	372	475	407	381	59
Campus High	2 yrs.	384	85	299	195	138	51
Total		5,893	2,610	3,283	1,590	3,600	703

SOURCE: Based on B.R.A. estimates contained in Loan & Grant Applications for renewal projects. Does not include Inner Belt and Southwest displacement--estimated at 1,500 families and individuals to be displaced within a 3-year period.

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displaced on H.R.A. estimates contained in loss to Grant Applications
for recovery projects, form not include lines Helt and Bookivent
displaced within a 3-year period.

TABLE XIII

REHOUSING FOR RELOCATEES, 1966-1973

Type of Housing Required	Total No. of Households	1-BR	2-BR	3-BR	4-BR	5 -BF
Public Housing	1,590	744	316	205	69	56
Private Rental Housing: *Rentals Below 221(d)(3) Level	1,926	1,288	337	222	50	29
Rentals Above or At 221(d)(3) Level Sales Housing	703	1,292	325 368	41 191	10	
Total	5,893	3,373	1,346	659	174	141

^{*} For estimating purposes 221(d)(3) rentals and above were considered at \$80/month for 1-BR, \$90/month for 2-BR, \$110-\$130/month for 3-BR or more.

Does not include 1,500 families and individuals to be displaced by the Inner Belt and Southwest Expressway.

SOURCE: Estimates contained in Loan & Grant Applications.

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DOUBLE: Betteeten convened in loss & Grant Applications.

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TABLE XIV

NEW HOUSING, TURNOVER, AND VACANCIES, RELATED TO REHOUSING NEED

			Type of Housing	18		
	Public Housing	Private Low Income	221(d)(3) Moderate Rental Level	Middle & Upper Income Rentals	Sales	Total
Total Renewal Rehousing Need (1966-1973)	1,590	1,926	1,1	1,674	703	5,893
New Housing Proposed in Eleven Urban Renewal Areas (March 1967-1973)	1,550-1,600	*	*6,000-7,000	5,000-5,500	350-450	12,900-14,550
Annual Turnover in 1965 for the City of Boston (one year)	1,900	15,400	18,300	300	Not Est.	35,600
Standard Condition of Vacant Housing in City of Boston, (1960)	18 3 42 3,1	on a	6,333			6,333

^{*} If 20-25% of the 221(d)(3) units are rent-subsidized, between 1,200 and 1,700 dwellings of low rent can be created. Also 31,870 existing dwelling units are and will be rehabilitated in renewal areas, with many of these units retaining their low rentals and many being presently vacant.

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TABLE XV

UNIT TURNOVER IN STANDARD PRIVATE RENTAL HOUSING, 1965

Gross Monthly			Number of Bedrooms					
Rental Cost	Total	1	2	3	4	or more		
Under \$40	909	703	172	26	6	2		
\$40-\$49	2,055	1,128	750	134	32	11		
\$50-\$59	2,926	1,160	1,230	389	114	33		
\$60-\$69	4,183	1.480	1,746	674	222	61		
\$70-\$79	5,322	1,789	2,004	1,012	418	99		
\$80-\$89	5,607	1,331	2,115	1,331	643	187		
\$90-\$99	4,887	1,160	1,845	1,159	561	162		
100 and over	7,800	1,895	2,435	1,642	1,171	657		
TOTAL	33,689	10,646	12,297	6,367	3,167	1,212		

SOURCE: Police Census 1966 List of Residents, 20 years of age and over, by B.R.A. Relocation Department.

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APPENDIX		
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TABLE XVI

EXISTING PUBLIC HOUSING AND PUBLIC HOUSING VACANCIES IN BOSTON 1965

				Dwellin	ng Units	
Location		Development		The I I	Vacated	Pet.
	No.	Name				Vacated
			Family	Elderly	1965	1965
GNRP AREAS						
Charlestown	2-1	Charlestown	1,148		113	9.8%
Roxbury-North Dorchester	2-5	Orchard Park	774		103	13.3%
		Whittier Street	200		20	10.0%
	The state of the s	Flm Hill		86	4	4.6%
Parker Hill-Fenway	2-3	Mission Hill	1,022		136	13.3%
Idikei Hill-Tenway		Mission Hill Ext.	586		67	11.4%
East Boston	2-8	East Boston	414		72	17.3%
South Boston	2-23	(Old Harbor Village)	1,016		81	8.0%
	1	McCormack Houses	972		107	12.29
		Old Colony	873		184	19.09
	200-1	Broadway	967		104	19.07
South End	2-4	Lenox Street	306		19	6.29
	2-6	South End	507		56	11.09
	200-2	Camden	72		5	7.09
Jamaica Plain	2-7	Heath Street	414		72	17.39
	2-19	Bromley Park	723		127	17.59
		Bickford Street		64	8	12.59
		Pond Street		44	0	0
	200-12	South Street	132		17	12.89
Subtotal			9,154	194	1,191	
MPROVEMENT AREAS						
Brighton	2-35	Washington Street		82	4	4.89
	200-3	Commonwealth	648		55	8.49
	200-4		258		39	15.19
Dorchester	2-9	Franklin Hill	375		43	11.49
		Columbia Point	1,504		282	19.49
		Annapolis		56	3	5.3%

- continued -

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		Old Colony		
				South Many
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			12-000	

⁻ Description

TABLE XVI

EXISTING PUBLIC HOUSING AND PUBLIC HOUSING VACANCIES IN BOSTON, 1965 - Continued

				Dwellir	ng Units	
Location	No.	Development	72	T33 3 - 3	Vacated	Pet.
- White	No.	Name	ramily	Elderly	During 1965	Vacated 1965
Dorchester-Cont.	2-28	Ashmont		54	1	1.8%
		Morton Street	251		35	13.9%
		Franklin Field Ames Street		80)	13	8.1%
Roslindale		Washington & Beech	274		56	20.4%
	200-7	Archdale	288		44	15.3%
Hyde Park	200-5	Fairmont	202		32	15.8%
Orient Heights	200-8	Orient Heights	354		100	28.3%
Subtotal			4,154	352	707	
GRAND TOTAL			13,308	546	1,898	

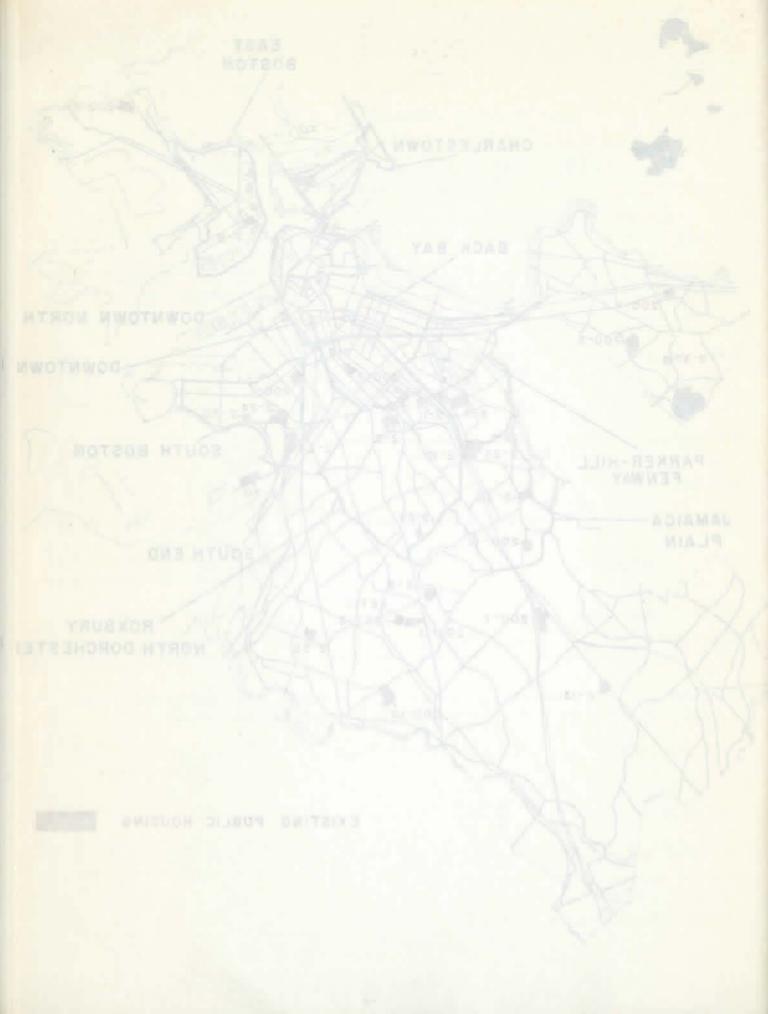
Note: Since 1965, only new housing constructed in Boston was the Chestnut Hill Project for the elderly in Brighton with 64 units (occupied October 1966).

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		128	Andread Morton Street Franklin Field Amer Street	
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Note: Since 1969, only new housing constructed in Boston was the Chestaut Hill Project for the alderly in brighten with 64 units (occupied October 1966).





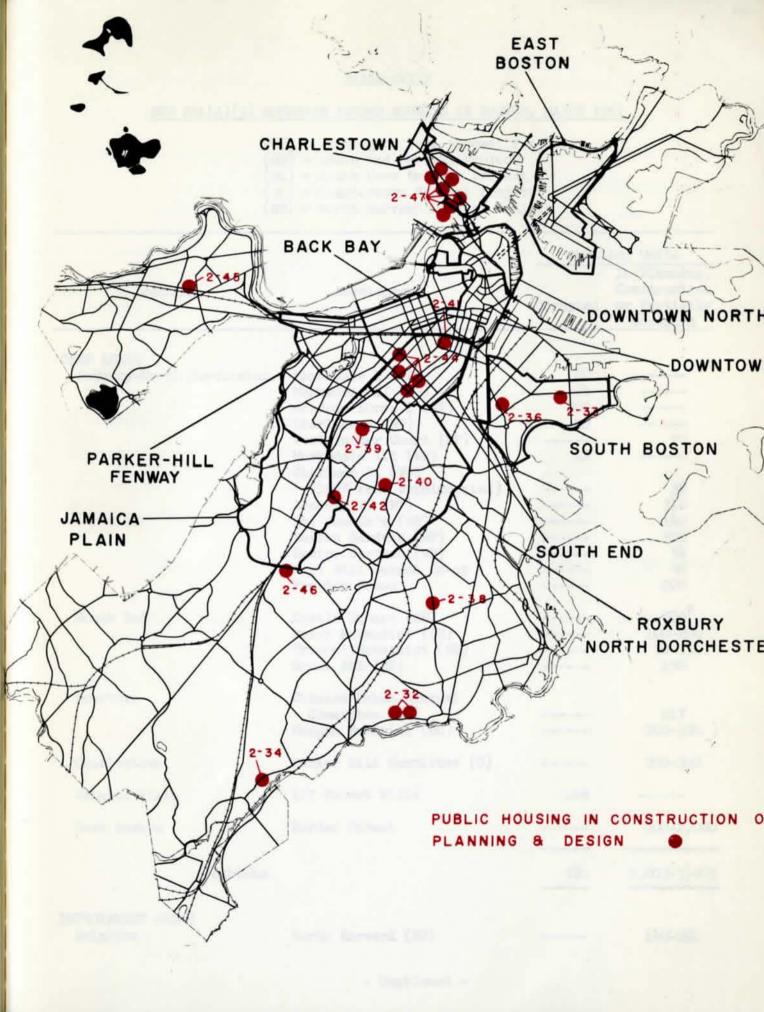
NEW PUBLIC HOUSING IN CONSTRUCTION OR ADVANCED PLANNING
MARCH 1967

Location		Development	Dwellin	ng Units
200402011	No.	Name	Family	Elderly
INRP AREAS				
Charlestown	2-47	Harvard		96
Roxbury-North Dorchester	2-39	Highland Park	43	11.5
	2-40	Warren Street		104
	2-42	Walnut Park		161
South Boston	2-33	J Street		50
Bouch Boston	2-36	West 9th Street		82
South End	2-41	Castle Square		102
PARKER-HILL XX	2-44	Rutland (Site No. 12)	24	98
		Shawmut (RE-7)	32	108
		Northampton & Conet Pl. (RE-4		77
		New Worcester Square (RE-2)		77
Subtotal			119	955
IMPROVEMENT AREAS			Ė.	
Brighton	2-45	Allston		150
Dorchester	2-32	Groveland		100
Dorchester	2-38	Melville		40
Hyde Park	2-34	Riverside		40
Roslindale	2-46	Forest Hills		140
Subtotal				470
CITY-WIDE TOTAL			119	1,425

SOURCE: Boston Housing Authority.

DELINATE GROWING OF RECEIVED HE DELEGER SLIGHT WIN

		EE-0 26-2	
	Castle Square Harland (Sibe Sc. 12) Shawner (SS-7) Harthaupton & Conet FL.(ES Hew Vorceater Square (SS-		
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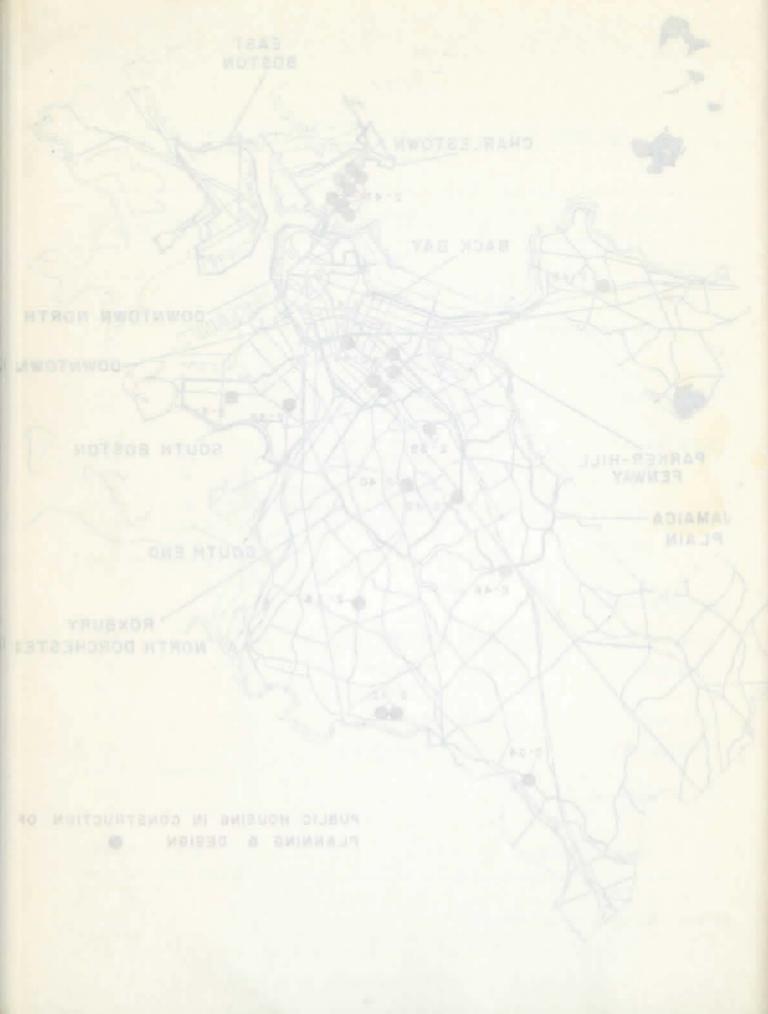


TABLE XVIII

NEW 221(d)(3) MODERATE INCOME HOUSING IN BOSTON, MARCH 1967

(WP) = Washington Park Renewal Project (SE) = South End Renewal Project

(SC) = South Cove Renewal Project

(C) = Charlestown Renewal Project (NH) = North Harvard Renewal Project

		Dwell	ing Units
Location	Development	Lopment Occupied or Pa	
GNRP AREAS			
Roxbury-North Dorchester	Marksdale I (WP)	82	
ANY SAME CONTROL OF THE PROPERTY OF THE PROPER	Marksdale II (WP)	84	
	Academy Homes I (WP)	202	
	Charlame I (WP)	92	
	Westminster Court (WP)		70
	Marksdale III (WP)	12	
	Charlame II (WP)		
	(100% rent supplemented)		38
	Academy II (WP)		316
	St. Joseph's (WP)		140
	Warren Gardens (WP)		228
	Hester Gardens (WP)		54
	Fort Hill Garden Co-op		40
	Freedom House		200
South End	Castle Square (SE)		500*
	Union Methodist (SE)		100-200
	Tremont Methodist (SE)		50-150
	Grant AME (SE)		150
Downtown	Chinese Urban Renewal		
	Committee (SC)		217
	Morgan Memorial (SC)		200-300
Charlestown	Bunker Hill Committee (C)		200-300
Jamaica Plain	117 Forest Hills	108	
East Boston	Border Street		300-1,00
Subtotal		580	2,803-3,90
IMPROVEMENT AREAS Brighton	North Harvard (NH)		140-280

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(II) - Suth Cove Peneual Project

[C] - Charlestown Resewal Project

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	(SW) T = Juhn SynM	
	Academy Mones I (MP)	
	Westerlaster Court (VP)	

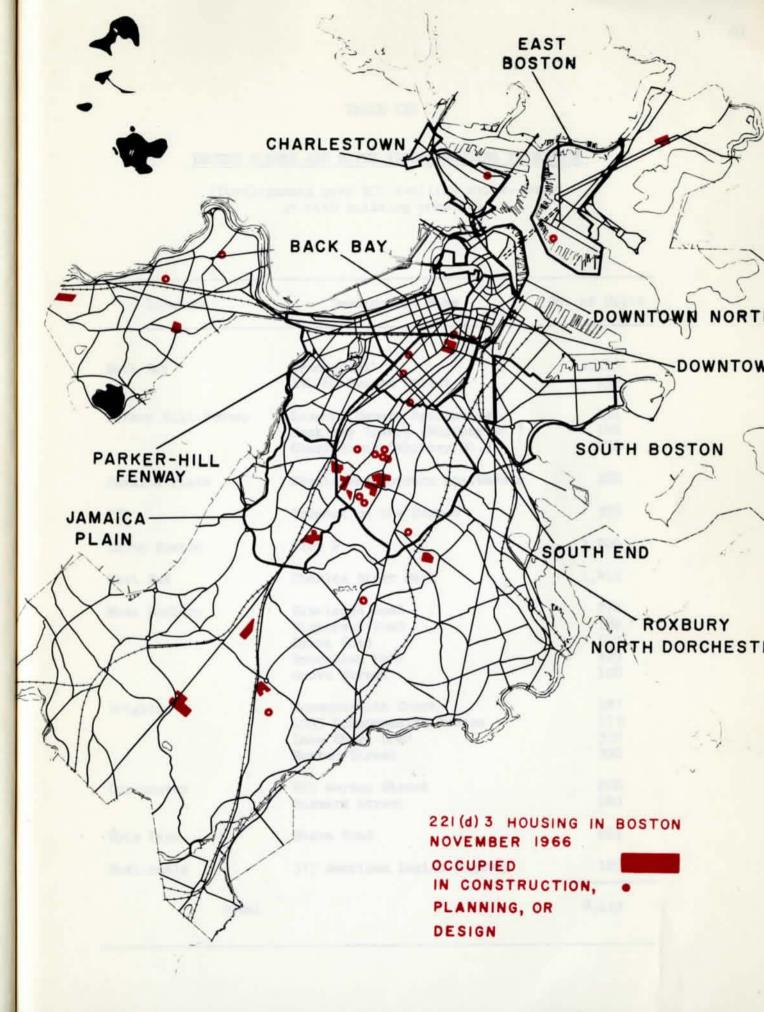
TABLE XVIII -- NEW 221(d)(3) MODERATE INCOME HOUSING IN BOSTON, MARCH 1967
- Continued -

		Dwell	ing Units
Location	Development	Occupied	In Planning Construction or Partially Occupied
IMPROVEMENT AREAS			
Brighton - continued	Waverly Apartments		103
	Camelot Court		160
	Village Manor		65
Dorchester	Geneva Apartments I	60	DOW
	Geneva Apartments II		45
Roslindale	Florence Apartments		138
Hyde Park	High Point Village	540	THE RESIDENCE
TO ADMINISTRA	Cummin Towers		240
	Georgetown Apartments		600
Orient Heights	Brandywine Village		402
Subtotal		600	1,893-2,033
GRAND TOTAL	XXX	1,180	4,696-5,936

^{*} Partially occupied.

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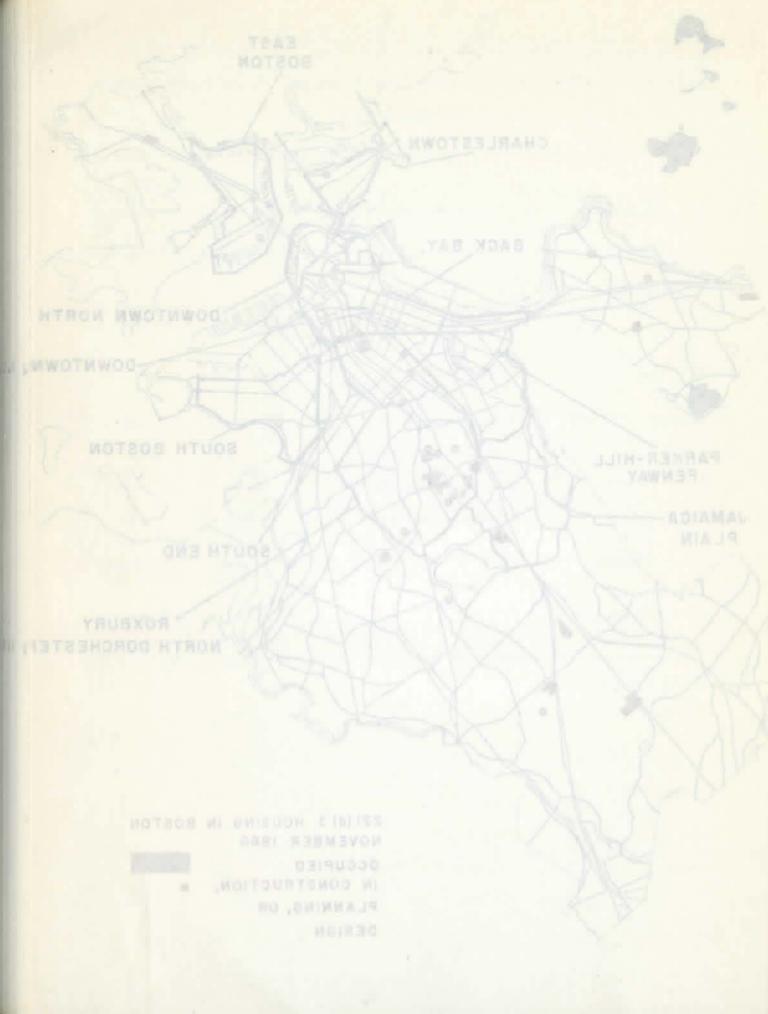


TABLE XIX

RECENT MIDDLE AND UPPER INCOME HOUSING IN BOSTON

(Developments over 100 dwelling units--built or with building permits)

Location	Development Name	No. of Units
Back Bay	Prudential	1,125
back bay	176-80 Beacon Street	130
Parker Hill-Fenway	Kenmore Square Apartments	151
ANREK-SILL 3	Back Bay Towers (Whitney St.)	146
	Charlesbank (Whitney St.)	276
Jamaica Plain	Jamaicaway Terrace Apartments	282
CBD	Tremont on the Common	376
South Boston	Pier 2	1,200
West End	Charles River Park	1,413
West Roxbury	Blueledge Road	274
	Highcrest Road	182
	Byron Road	197
	Brooklawn Park	429
	Grove Street	108
Brighton	Commonwealth Court	127
brighton	1935 Commonwealth Avenue	170
	Lake Shore Road	352
	Newton Street	390
Dorchester	875 Morton Street	208
	Bismark Street	240
Hyde Park	Siera Road	217
Roslindale	575 American Legion Highway	126
Total		8,119

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TABLE XX

SUMMARY OF REHABILITATION PROGRESS IN ALL PROJECTS JULY, 1967

E	Mis off	Properties	D.U.'s	Rehab Cost	Mortgage & Financing Amounts
Total Work Inspection	load s Completed	8,142 2,200	33,824 7,901	11	22.5
Underway	tion Committed or	360 697	1,600	\$4,755,149 4,074,773	\$6,299,007 5,376,627
	Subtotal	1,057	3,737	8,829,922	11,675,634
	that Meet Standard subject to Acquisition	339 98	1, 16 4 329		
	Subtotal	437	1,493		
	TOTAL	1,494	5,230	\$8,829,922	\$11,675,634
		DERWAY OR COMP	LETED		
F.H.A. (22) Conventions		174 64	1,052	\$4,444,908	\$7,719,390 677,761
V.A.		10	25	34,900	130,700
Section 11		34	49	48,229	
Section 31	Loan and Section 115	69	115	511,117	554,150
section 41		21	32	113,057 3,069,409	305,250
Grant Cor Private Fur		685	2,276	3,007,407	

SOURCE: Boston Redevelopment Authority

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otion 312 Loan and Smetton 115 511,117 519,130
Comman Commission 115 El 22 113,057 509,650

rost, Photo Product 2,876 3,069,409

TABLE XXI

MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON

		-	711 01 00	THE OF DAIL MELICINAL	MICES	
Area	Development	No. of Dwelling Units	Bed- room Sizes	Rent	<u>@</u> EA	Sponsor Mortgagor Developer
Washington Park	Marksdale I	ଥା				
	Occupied May 1964	382	2-BR 3-BR 4-BR	\$ 85 95 105	SE A	St. Mark Development Corporation Marksdale Gardens, Inc. Development Corp. of America (DCA)
Washington Park	Marksdale II	췺				
	Occupied May 1965	#8 H	2-BR 3-BR 4-BR	\$ 88 98 108	O E A	St. Mark Development Corporation Marksdale Gardens, Sect. II, Inc. Development Corp. of America (DCA)
Washington Park	Academy Homes I	202				
	Occupied May 1965	8 8 8 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	2-BB 3-BB 5-BB	\$ 75 90 105-109 120-136	<u>9</u> 3 8	Building Serv. Emp. International Union, Local 254, AFL-CIO BUSE, Boston, Inc. Development Corp. of America (DCA)
Washington Park	Charlame I	잃				
	Occupied October 1964	ಸ ∄ಸೆ	2-BR 3-BR 4-BR	\$ 88 98 109	©EA	Charles Street AME Church Charlame Park Homes, Inc. Gardner-Lamont Construction Co.

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Markedalle II			
E plabaresii			
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			In Urbs	In Urban Renewal Areas	1 Areas	
Area	Development	No. of Dwelling Units	Bed- room Sizes	Rent	0 E A	Sponsor Mortgagor Developer
Washington Park	Westminster Court	ଥ				
	Renting	25 45	1-BR 2-BR	\$ 00 011	O E O	Alvin R. Corkin Marksdale-Walnut, Inc. Development Corp. of America
Washington Park	Marksdale III	껨				
	Occupied January 1967	๛ผผ	2-BR 3-BR 4-BR	88 98 108	®¥A	St. Mark Development Corporation Marksdale Gardens, Sect. II, Inc. Development Corp. of America
Washington Park	Charleme II	8				
	Under construction; will be ready for occupancy Spring 1967	8 27 82	2-BR 3-BR 4-BR	To be 100% Rent Splmnt.	PEO	Charles Street AME Church Charlame Park Homes, Inc. Kay-Locke, Inc.
Washington Park	Academy Homes II	316				
	Under construction; will be ready for initial occupancy April 1967 as a cooperative. Accepting applications.	8142 828	1-BR 2-BR 3-BR 4-BR	\$ 75 85 95 110	ê ê	Development Corp. of America/ Building Serv. Employees Inter- national Union, Local 254, AFL-CIO Academy Cooperative Homes, Inc. Development Corp. of America

TABLE XXI -- MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON - Continued

	Sponsor Mortgagor Developer		St. Joseph's Roman Catholic Church Not yet incorporated Beacon Construction Company		Beacon Redevelopment Corporation Warren Gardens, Inc. Starrett Bros. & Eken, Inc.		Twelfth Baptist Church Not yet incorporated Kay-Locke, Inc.		City Redevelopment Corporation Castle Square Associates Beacon Construction Company
Areas	1		OX A		939		O E A		OEA
Renewa1	Rent						\$ 88 103 183 185 185		\$ 88 97 101 711
In Urban Renewal	Bed- room Sizes				Eff. 1-BR 3-BR 4-BR		Eff. 1-BR 2-BR 3-BR 4-BR		2-BR 2-BR 4-BR
	No. of Dwelling Units	윍		88	8 48	刮	«ឧភ ្	200	45.84.2 45.84.
	Development	Site C-5 (St. Joseph's)	In advanced FHA processing	Warren Gardens	Under construction as of of March 1967	Hester Gardens	In FHA processing; construction Summer 1967	Castle Square	Renting
	Area	Washington Park		Washington Park		Washington Park		South End	

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TABLE XXI -- MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON - Continued

Sponsor Mortgagor Developer	Union Methodist Church Union Church Homes, Inc. Beacon Construction Company	Tremont Methodist Church	Fuller Construction Company		Grant AME Church Not yet incorporated Kay-Locke Construction Company	Chinese Urban Renewal Committee Not yet incorporated	Development Corp. of America
(E) (E)	<u>e</u>	(a)	EA		O E A	(a)	<u>a</u>
Rent							
Bed- (S) room Rent (M) Sizes (D)					2-BB 3-BB 7-BB 7-BB		
No. of Dwelling Units	100-200	50-150		150	°45888	21.7	
Development	Union Methodist (Sites R-2, R-3, RG-1, RG-2, RC-3a, RC-3b, and RC-3c)	Tremont Methodist (Sites RC-4 and RC-5)	In planning	Grant AME (Site 34)	In early FHA processing	Chinese Urban Renewal.	In planning
Area	South End	South End		South End		South Cove	

- continued -

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TABLE XXI -- MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON - Continued

	Sponsor Mortgagor Developer	Morgan Memorial Not yet incorporated Not yet selected	Charles-New Town, Inc. Not yet incorporated First Hartford Realty Corp.	Committee for North Harvard, Inc. Not yet incorporated Veppi Construction Company	New England Urban Dev. Corp. Waverly Apartments, Inc. Baltimore Contractors, Inc.
200		MO MO NO NO	(S) (M) (D) (D) (D) (D) (D) (D)	(S) Cor (M) No.	(S) Ner (D) Was
In Urban Renewal Areas	Rent (1	080	383		555
In Urban	Bed- room Sizes				
	No. of Dwelling Units	200-300	250-300	140-280	103
	Development	Morgan Memorial (Site R-5) In planning	Bunker Hill Committee (Site R-1) Early FHA processing	North Harvard In early FHA processing	Waverly Apartments Advanced FHA processing; construction anticipated
	Area	South Cove	Charlestown	North Harvard	Allston-Waverly

TOTAL NEW 221(d)(3) DWELLING UNITS IN RENEWAL PROJECTS: 2,978-3,468

		the British Deliveration, The Berlin,

TABLE XXI -- MODERATE INCOME 221(d)(3) HOUSING IN THE CITY OF BOSTON - Continued

Area	Development	No. of Dwelling Units	Outside Urban Renewal Areas O. of Bed- (elling room Rent (ints Sizes (Rent	S) (M)	Sponsor Mortgagor Developer
Hyde Park	High Point Village	भू				
	Occupied	210 194 136	1-BR 2-BR 3-BR	\$ 95 114 130		First Realty Company
Hyde Park	George Town Apartments Preliminary negotiations	009				
Orient Heights	Brandywine Village	707				
	Advanced construction; occupancy Summer 1967	145 145 146 146	1-BR 2-BR 3-BR	\$100 119 135		First Realty Company
Jamaica Plain	117 Forest Hills	108				
7	Occupied	98 61	2-BR 3-BR	\$125 135		Maurice Simon; New England Urban
RoxNo. Dorchester	Fort Hill Garden Co-op (In Highland Park)	의				Maurice Simon; New England Urban
	In planning	9	3-BR	\$132		Development Corp.
		- continued	red -			

88	Mortgagor Developer		First Realty Company		Myron Widett Village Manor Trust		Alvan R. Corkin (Owner)	Alvan R. Corkin (Owner)	Maurice Simon; New England Urban Development Corporation
od Are	(E)				(K)				
n Reney	Rent		\$100 132 132		\$124 141		\$100		\$118
Outside Urban Renewal Areas	Bed- room Sizes		1-BR 2-BR 3-BR		2-BR 3-BR		1-BR 2-BR		2-BR 3-BR
Out	No. of Dwelling Units	97	863	65	368	ી	ત્ય દૂપ	45	138
	Development	Camelot Court	Renting	Village Manor	Under construction; to be ready for occupancy May 1967.	Geneva Apartments I		Geneva Apartments II In FHA processing	Florence Apartments Under construction; to be ready for occupancy August 1967
	Area	Brighton		Brighton		Dorchester		Dorchester	Roslindale

(B) Markey Sengrate Company. (B) Markey Sengrate Company. (B) Markey Sengrate Company. (B) Markey Sengrate Company.			
		II admentant financias	

Area	Development	No. of Dwelling	Outside Urban Renewal Areas [6, of Bed- relling room Rent ()	Rent	(M)	Mortgagor	
		Units	Sizes		(a)	Developer	
Roxbury-North Dorchester	Freedom House	200					
	In planning					Freedom House	
	Border Street	300-1000					
	In preliminary planning					I. Wasserman	
TOT	TOTAL 221(d)(3) DWELLING U	UNLTS OUTSIDE RENEWAL PROJECTS: 2,946-3,646	RENEWAL F	ROJECTS:	2,94	5-3,646	

Housing in Boston / Boston Redevelopment Authority. CL.STACK HD7304.B7 .B7 1967

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